

URBAN/MUNICIPAL

CA 4 ON HBL A08

50 B6593 1992

ZONING BY - LAW
AMENDMENTS 1992

This Consolidation of the By-law is prepared for convenience only, for accurate reference, please, check the original By-law.

Zoning by-laws 92-002 - 92-246 are incorporated
in CA4 ONHBL A08 50 B6593 1993 edition
Zoning by-laws for the City of Hamilton



The Corporation of the City of Hamilton

BY-LAW NO. 92- 246

To Amend:

Zoning By-law No. 6593

As Amended by By-laws No. 74-151, 83-228 and 85-89

Respecting:

THE "M" (PRESTIGE INDUSTRIAL) DISTRICTS

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July, 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 74-151 on the 30th day of July 1974, to amend By-law No. 6593 to establish the Prestige Industrial Districts under Sections 17C, 17D, 17E, 17F and 17G respecting the "M" Districts, which by-law was approved by the Ontario Municipal Board by Order dated the 29th day of April 1975, (File No. R 741557);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-228 on the 27th day of July 1983, to further amend By-law No. 6593 with respect to the "M" Districts, which by-law was approved by the Ontario Municipal Board by Order dated the 9th day of December 1983, (File No. R 831628);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 85-89 on the 30th day of April 1985 to further amend By-law No. 6593 with respect to the "M" Districts, which by-law came into force on the day it was passed in accordance with Section 34(19) of the Planning Act, 1983, S.O. 1983, Chapter 1;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 34 of the 15th Report of the Planning and Development Committee at its meeting held on the 25th day of August 1992, recommended that Zoning By-law No. 6593 be amended to provide for a general text amendment to the "M" (Prestige Industrial) District regulations;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 114, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sections 17C, 17D, 17E, 17F and 17G of Zoning By-law No. 6593 are amended by deleting the Tables referred to and forming part of the by-law and substituting therefor the Tables annexed hereto as Schedules "A", "A-1", "A-2", "A-3", and "A-4" which are included and form part of this by-law and part of the "M-11", "M-12", "M-13", "M-14" and "M-15" District provisions of By-law No. 6953.

2. (a) Section 2. (2) J. (va) of the said by-law is amended by deleting the words "numbered and named" in the second line and substituting therefor the words "name of the" and deleting the words "number and" in the fifth line so the section will read as follows:

"Designate" means, when used to identify a use in a district by means of a table, the name of the use not prohibited in the district by reference to an "X" marked at the intersection of a horizontal column in the table containing the name of the use and a vertical column in the table containing the district symbol so that the district in which the use is not prohibited is the district whose symbol is located at the top of the vertical column in which the "X" is located;" (83-228) (92-)

(b) Section 2. (2) J. (xxiva) of the said by-law is amended by deleting the word "is" in the third line and substituting therefor the words "may be" so the section will read as follows:

"Use not prohibited" in a table means a use of land or purpose for which land may be used set out in the table and respecting which there may be a corresponding identification number;" (83-228) (92-)

3. (a) Section 6. (15) of the said by-law is amended by deleting the words "there is" in the second line, and substituting therefor the words "may have" after the word "list" and adding the word "the" after the word "of" in the third line so the section will read as follows:

"Where a table contains a list for which one or more members of the list may have a corresponding identification number, the member of the list shall be the use or purpose for which land may be used that is either Residential, Public, Institutional, Commercial or Industrial, as the case may be, and the member may be referred to by the name of the use or purpose in the list." (83-228) (92-)

(b) Section 6. (16) of the said by-law is amended by deleting the word "has" in the fourth line and substituting therefor the words "may have" so the section will read as follows:

"Where a designated use in a table contains the word "other", the designated use defines a use of land in general terms so as to permit a particular use of land not elsewhere referred to that conforms with any use designated in a table that may have at least the same first two digits in its corresponding identification number as in the four digit number identifying the use of the land in general terms." (83-228) (92-)

(c) Section 6. (17) of the said by-law is amended by deleting the word "is" in the first line and substituting therefor the words "may be" so the section will read as follows:

"Where a use may be identified by a number and designated in a table as a use not prohibited in a District, the use is the principal use and does not include any designated use identified by a different number." (83-228) (92-)

4. Sections 17C. (1) (d), 17D. (1) (d), 17E. (1) (e), 17F. (1) (d) and 17G. (1) (d) of the said by-law are repealed in their entirety and replaced with the following:

"ACCESSORY USES as follows:

1. Any accessory building, structure or use customarily ancillary to any of the uses not prohibited.
2. A dwelling unit not exceeding 83.5 square metres (898.81 square feet) of gross floor area which is necessary for maintenance staff for an industrial use.
3. Ground sign, wall sign, roof sign."

5. Section 17C. (2) (b) 1. (ii) of the said by-law is amended by adding the words "Side yards having a width of not less than 10% of the width of the lot to a maximum width of 6.0 metres (19.69 feet), except" at the beginning of the subclause so that it shall read as follows:

"Side yards having a width of not less than 10% of the width of the lot to a maximum width of 6.0 metres (19.69 feet), except where the lot is a corner lot, a flankage side yard having a width of not less than 6.0 metres (19.69 feet)."

6. (a) Section 17C. (2) (f) 1. (i) of the said by-law is amended by adding the words "except for the area used for access driveways," at the beginning of the subclause so that it shall read as follows:

"except for the area used for access driveways, a landscaped area in the required front yard having a depth of not less than 6.0 metres (19.69 feet) abutting the street line;"

(b) Section 17C. (2) (f) 1. (ii) of the said by-law is amended by adding the words "except for the area used for access driveways;" at the end of the subclause so that it shall read as follows:

"where the lot or tract of land is a corner lot, a landscaped area in the entire required side yard abutting the street line, except for the area used for access driveways."

7. Sections 17C. (2) (h) 4. and 17D. (2) (h) 4. of the said by-law are amended by adding the words "except for Lawn and Garden Centres" at the end of the clauses so that the clauses shall read as follows:

"The total area used for storage outside of a building or structure shall not exceed 5% of the lot area, except for Lawn and Garden Centres."

8. Sections 17C. (3) 5. (i), 17D. (3) 5. (i), 17E. (3) 5. (i), 17F. (3) 5. (i) and 17G. (3) 5. (i) of the said by-law are deleted in their entirety and the subsequent subclauses are appropriately renumbered.

9. Section 17C. of the said by-law is amended by adding thereto the following clause:

"17C. (3) 6. (i) Notwithstanding subclause 2. (2) J. (xxvi), no ground sign shall be located less than 6.0 m (19.69') from the nearest street line.

(ii) Notwithstanding clause (i) above, no ground sign shall be located less than 12.0 m (39.37') from the front lot line, for those lands having frontage either on Stone Church Road East or Nebo Road."

10. Section 17D. of the said by-law is amended by adding thereto the following clause:

"17D. (3) 6. (i) Notwithstanding subclause 2. (2) J. (xxvi), no ground sign shall be located less than 6.0 m (19.69') from the nearest street line.

(ii) Notwithstanding clause (i) above, no ground sign shall be located less than 12.0 m (39.37') from the front lot line, for those lands having frontage either on Stone Church Road East or Nebo Road."

11. Section 17E. of the said by-law is amended by adding thereto the following clause:

- "17E. (3) 6. (i) Notwithstanding subclauses 2. (2) J. (xb) and 2. (2) J. (xxvi), no ground sign shall be located less than 3.0 m (9.84') from the nearest street line.
- (ii) Notwithstanding clause (i) above, no ground sign shall be located less than 6.0 m (19.69') from the front lot line, for those lands having frontage either on Stone Church Road East or Nebo Road."

12. Section 17F. of the said by-law is amended by adding thereto the following clause:

- "17F. (3) 6. (i) Notwithstanding subclauses 2. (2) J. (xb) and 2. (2) J. (xxvi), no ground sign shall be located less than 3.0 m (9.84') from the nearest street line.
- (ii) Notwithstanding clause (i) above, no ground sign shall be located less than 6.0 m (19.69') from the front lot line, for those lands having frontage either on Stone Church Road East or Nebo Road."

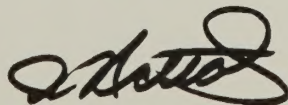
13. Section 17G. of the said by-law is amended by adding thereto the following clause:

- "17G. (3) 6. (i) Notwithstanding subclauses 2. (2) J. (xb) and 2. (2) J. (xxvi), no ground sign shall be located less than 3.0 m (9.84') from the nearest street line.
- (ii) Notwithstanding clause (i) above, no ground sign shall be located less than 6.0 m (19.69') from the front lot line, for those lands having frontage either on Stone Church Road East or Nebo Road."

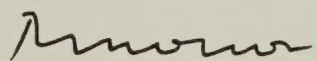
14. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

15. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

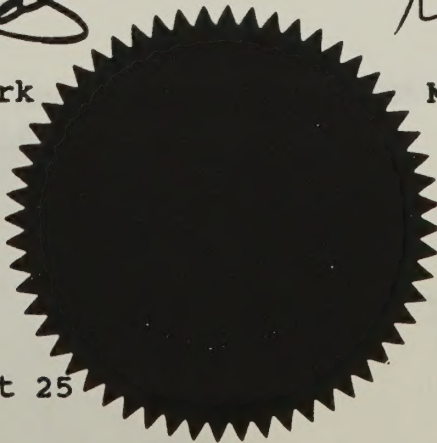
PASSED this 29th day of September A.D. 1992.



City Clerk

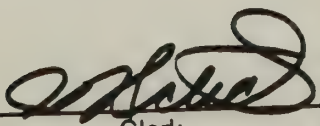


Mayor



USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Hotel	X				
Motor Hotel	X				
Motel	X				
Camping Grounds and Travel Trailer Parks			X		

This is Schedule "A" to By-law No. 92- 246 , passed the 29th day of September , 1992


Clerk



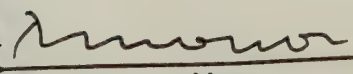
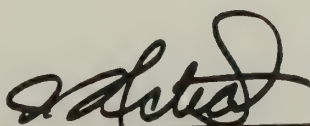

Mayor

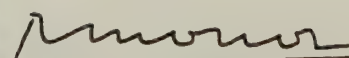
TABLE 2 - PUBLIC USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Federal Government Service	X	X			
Provincial Government Services	X	X			
Regional and Local Government Services	X	X			
International and Extra Territorial Government Services	X	X			
Library Services			X		
Museums and Archives			X		
Sports and Recreation Clubs and Services			X		
Botanical and Zoological Gardens			X		
Other Amusement and Recreational Services except agricultural fairs, fortune tellers, go kart tracks, horseback riding operations riding schools, trainers - all types			X		
Business Associations	X	X	X		
Professional Membership Associations	X	X	X		
Labour Organizations	X	X	X		
Political Organizations	X	X	X		
Civic and Fraternal Organizations	X	X	X		
Animal Shelters			X		

This is Schedule "A-1" to By-law No. 92-246, passed this 29th day of September, 1992.



Clerk

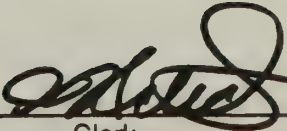
Mayor



TABLE 3 - INSTITUTIONAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Child Care and Nursery School Services	X	X	X	X	X

This is Schedule "A-2" to By-law No. 92-246 , passed on the 29th day of September , 1992


Clerk



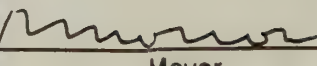

Mayor

TABLE 4 - COMMERCIAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Project Management Construction		X	X	X	X
Other Services Incidental to Construction		X	X	X	X
Truck Transport Industries		X	X	X	X
Public Passenger Transit Systems Industries				X	X
Other Storage and Warehousing Industries with ancillary retail not to exceed 49% of the gross floor area of building		X	X	X	X
Telecommunication Broadcasting Industries		X	X	X	X
Postal and Courier Service Industries	X	X			
Wholesaling:					
Food, beverage, drug and tobacco		X	X	X	X
Apparel and dry goods		X	X	X	X
Household Goods		X	X	X	X
Motor Vehicle Parts and Accessories except rebuilding, recapping, retreading or vulcanized tires		X	X	X	X
hardware and plumbing and air conditioning equipment and supplies		X	X	X	X
lumber and building materials		X	X	X	X
machinery, equipment and sales		X	X	X	X
paper and paper products		X	X	X	X
agricultural supplies		X	X		
toys, amusement and sporting goods		X	X		
photographic equipment and musical instruments and supplies		X	X		
jewellery and watches		X	X		
industrial and household chemicals		X	X		
general merchandise		X	X		
books, periodicals and newspaper		X	X		
second hand goods except automotive and machinery		X	X		

TABLE 4 - COMMERCIAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Retail Stores selling:					
food	X				
liquor, wine, beer	X				
prescription drugs, and medicine	X				
household furniture, appliances and furnishings except furniture finishing and repair	X	X			
furniture refinishing and repair	X	X	X		
general merchandise	X				
books and stationary	X				
hardware, paint, wallpaper, and glass	X	X			
sporting goods and bicycles	X				
musical Instruments and records	X				
camera and photographic supplies	X				
toy, hobby, novelty and souvenirs	X				
other retail stores	X				
Gasoline Service Stations	X				
Recreation Vehicle Dealers	X	X			X
Automotive Parts and Accessories Store	X	X			
Motor Vehicle Repair Shops except paint and autobody repair shops	X				
Motor Vehicle Repair Shops including paint and autobody repair shops					X
Other Motor Vehicle Services	X				
Car Washes		X	X	X	X
Car washes which may sell gasoline	X				
Lawn and Garden Centres with a maximum of 25% of lot area to be used for outside storage and sales area	X	X			
Vending Machine Operators	X	X			
Direct sellers	X	X			
Finance and Insurance Industries	X	X			

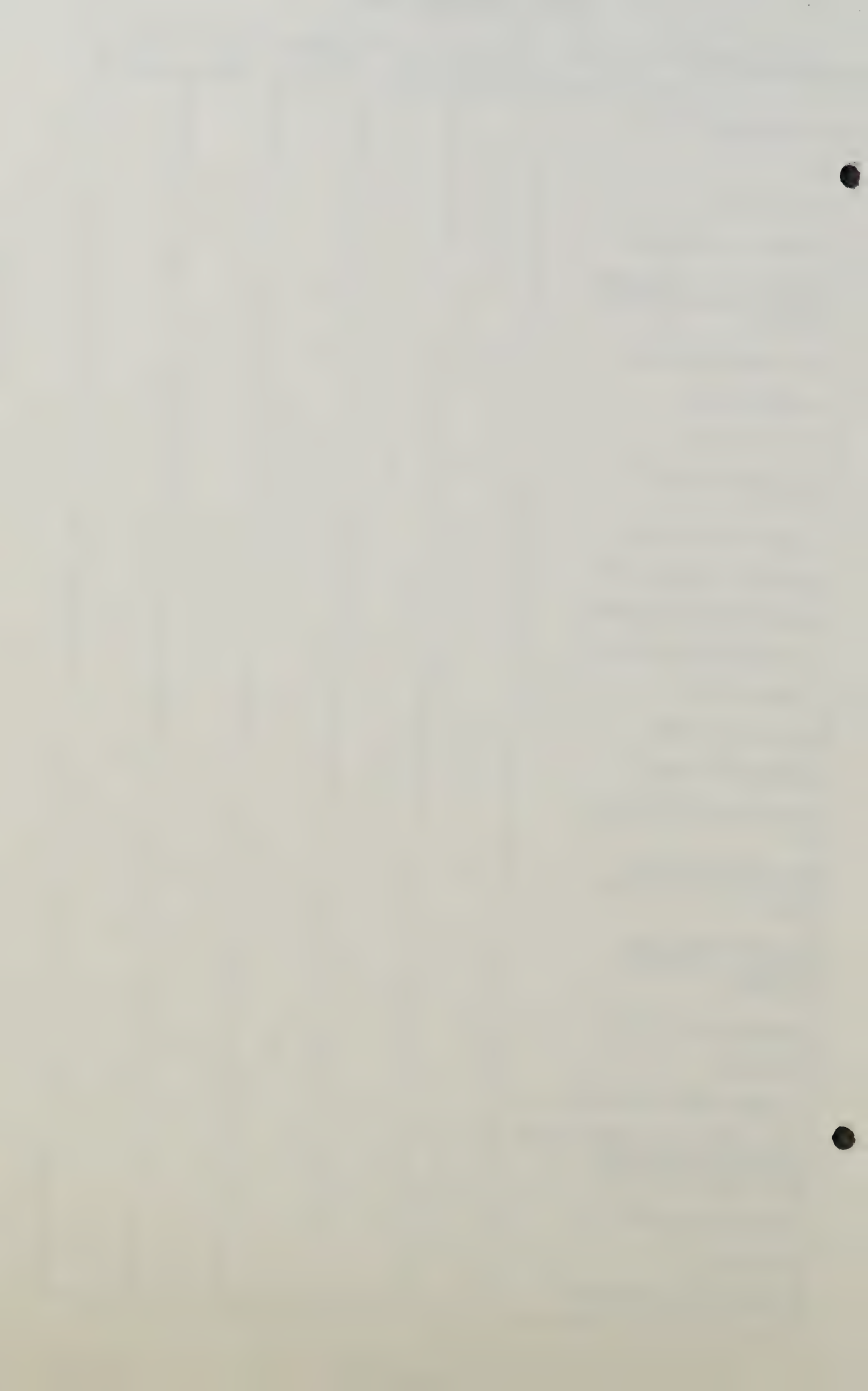


TABLE 4 - COMMERCIAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Real Estate Operators and Insurance Agent Industries	X	X			
Employment Agencies and Personnel Suppliers	X	X			
Computer and related services	X	X	X		
Accounting and bookkeeping services	X	X	X		
Advertising services	X	X	X		
Architectural, Engineering, and Other Scientific and Technical Services	X	X	X		
Offices for:					
lawyers, notaries	X	X			
medical, dental	X	X			
health practitioners	X	X			
social services practioners	X	X			
Management Consulting Services	X	X			
Other Business Services	X	X			
Post Secondary Non-University	X	X	X		
Medical and Health Laboratories	X	X	X		
Health and Social Service Associations and Agencies	X	X			
Food services except caterers	X				
Outdoor Patio in conjunction with food services (restaurant) only	X				
Caterers including banquet facilities	X	X			
Motion Picture, Audio and Video Production and Distribution		X	X		
Regular Motion Picture Theatre			X		
Class H Adult Entertainment Parlour	X				
Bowling Alleys and Billiard Parlours			X		
Amusement park and Carnival Circus			X		
Dance Halls, studios and Schools			X		
Roller Skating Facilities			X		
Barber and Beauty Shops	X				

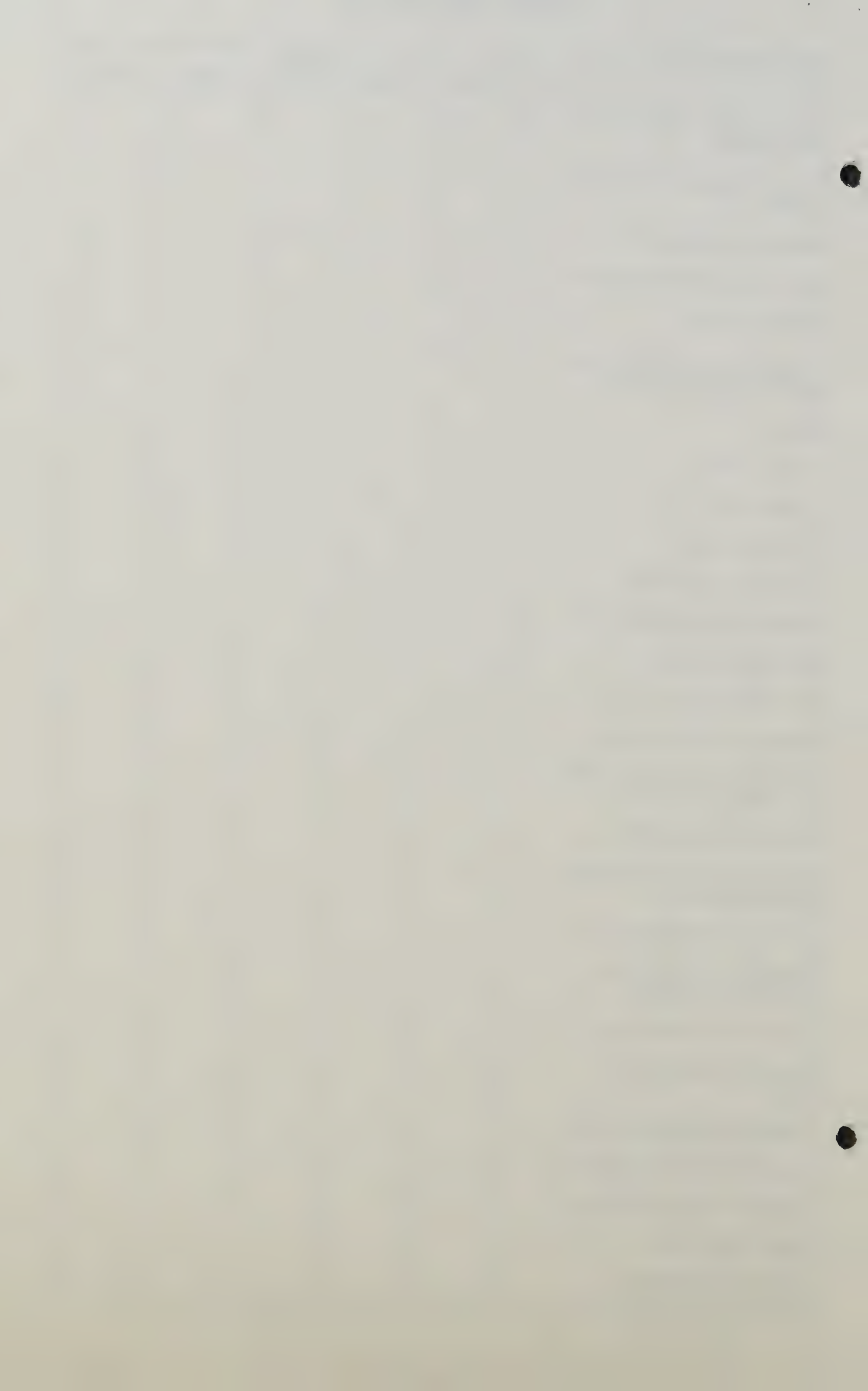


TABLE 4 - COMMERCIAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Laundries and cleaners except distributors and/or agents for dry cleaners, Self serve laundries and/or dry cleaners , and valet services, pressing and/or repairing				X	X
Distributors and/or agents for Dry Cleaners	X				
Self serve laundries and/or dry cleaners	X				
Valet Services, pressing and/or repairing	X				
Other Personal Household Services	X	X			
Machinery and Equipment Rental and Leasing Services		X	X	X	X
Automobile Truck Rental and Leasing Services					X
Photographers	X	X			
Repair Services		X	X	X	X
Services to Buildings and Dwellings		X	X	X	X
Travel Services	X	X			
Veterinary Services			X		
Kennels			X		

This is Schedule "A-3" to By-law No. 92- 246 , passed the 29th day of September , 1992.

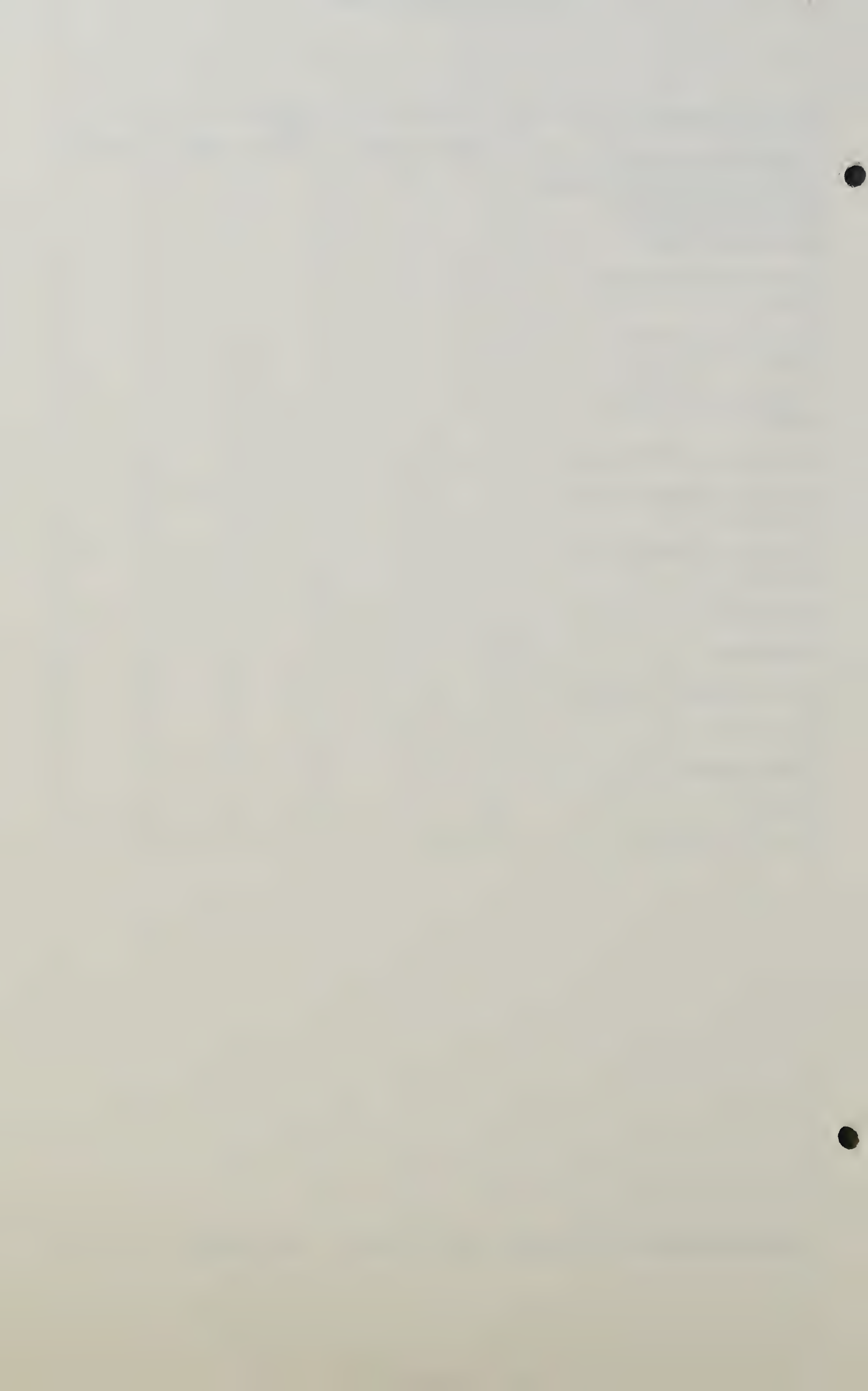


TABLE 5 - INDUSTRIAL USES

USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Fruit and Vegetable Industry				X	X
Dairy Products Industry				X	X
Bakery Products Industry				X	X
Sugar and Sugar Confectionery Industries except Cane and Sugar Beet Industry				X	X
Other Food Products Industries				X	X
Soft Drink Industry			X	X	X
Brewery, Distillery, Wine Industries				X	X
Rubber Products except Tire and Tube Industries				X	X
Leather and Allied Products Industries except leather tanneries		X	X	X	X
Primary Textile Industries				X	X
Textile Products Industries except carpets, mats, rugs industry		X	X	X	X
Clothing Industries		X	X	X	X
Sash, Door and Other Millwork Industries				X	X
Wooden Box and Pallet Industries				X	X
Coffin and Casket Industries				X	X
Other Wood Industries except Wood Preservation Industry				X	X
Furniture and Fixture Industries				X	X
Paper Box and Paper Bag Industries			X	X	X
Printing, Publishing, and allied Industries		X	X	X	X
Fabricated Metal Products Industries - (Except Machinery and Transportation Equipment Industries) - except Power Boiler and Heat Exchanger Industry				X	X
Motor Vehicle Part and accessories Industries except firewall and leaf spring manufacturing				X	X
Boat Building and Repair Industry				X	X
Small Electrical Appliance Industry			X	X	X
Major Appliance Industry			X	X	X
Electric Lighting Industries			X	X	X
Record Player, Radio, Television Receiver Industry			X	X	X



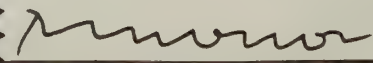
TABLE 5 - INDUSTRIAL USES

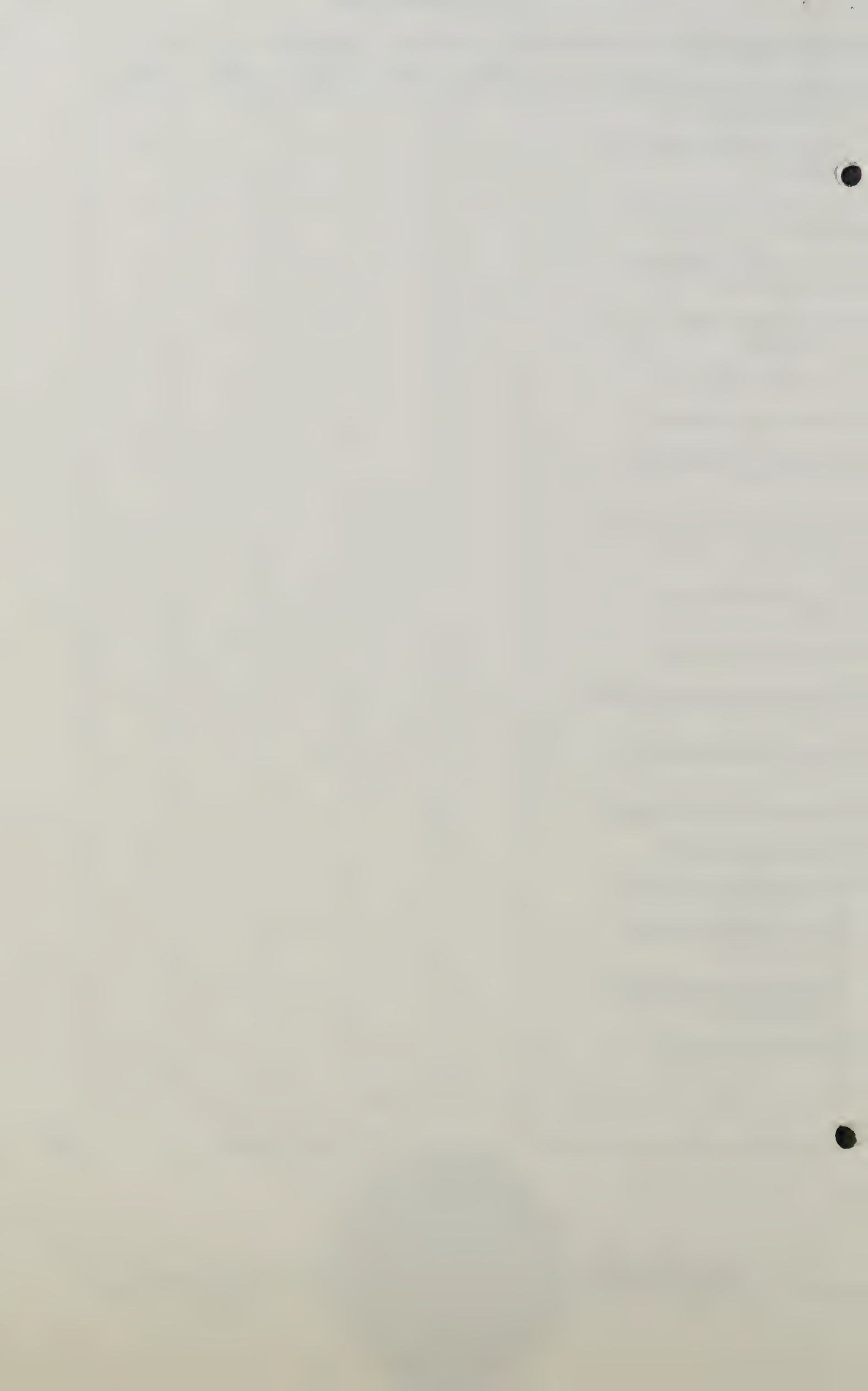
USE NOT PROHIBITED	DISTRICT				
	M-11	M-12	M-13	M-14	M-15
Communication and other Electronic Equipment Industries			X	X	X
Office, Store and Business Machine Industries			X	X	X
Electrical industrial equipment Industries			X	X	X
Communications and Energy Wire and Cable Industries			X	X	X
Electrical Products Industries except Battery Industry			X	X	X
Clay Products Industries				X	X
Concrete Products Industries				X	X
Glass Products Industries except Glass Containers					X
Other Non-metallic Products Industries except asbestos and gypsum products				X	X
Pharmaceutical and Medicinal Products			X	X	X
Toilet Preparations Industry			X	X	X
Scientific and Professional Equipment Industries			X	X	X
Jewellery and Precious Metals Industries			X	X	X
Sporting Goods and Toy Industries			X	X	X
Sign and Display Industry			X	X	X
Manufactured Products Industries			X	X	X
Building, Developing, and General Contracting Industries			X	X	X
Industrial and Heavy (Engineering) Construction Industries			X	X	X
Trade Contracting Industries			X	X	X

This is Schedule "A-4" to By-law No. 92- 246 , passed on the 29th day of September , 1992.


Clerk




Mayor



The Corporation of the City of Hamilton

BY-LAW NO. 92-247

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 55 LANCING DRIVE

WHEREAS it is intended to establish a special requirement under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the special condition relating to this rezoning, referred to in Section 17 of the 4th Report of the Planning and Development Committee adopted by City Council on the 25th day of February 1992, as amended by Section 18 of the 15th Report of the Planning and Development Committee adopted by City Council on the 25th day of August 1992, has been satisfied;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "M-14" (Prestige Industrial) District provisions, as contained in Section 17F of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 17F(1)(b) of By-law No. 6593, the following Commercial Uses shall be permitted:

S.I.C.
Identification
Number

Commercial Use

6351

General Repair Garage

6352

Paint and Body Repair Shop

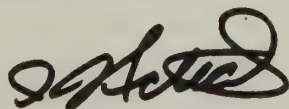
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "M-14" District provisions, subject to the special requirement referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1263.

4. Sheet No. E-59D of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1263.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of September A.D. 1992.



City Clerk



Mayor

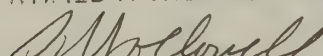
(1992) 4 R.P.D.C. 17, February 25

(1992) 15 R.P.D.C. 18, August 25

ABD Technology Inc., Owner

ZA-91-77

ATTACHED A TRUE COPY



UNSWORTH DRIVE

N16°33'00"E
40.000

LANCING DRIVE

LANCING

189.450

N16°33'00"E

N73°27'00"W 108.986

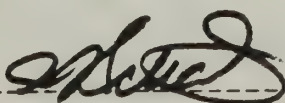
N73°27'00"W 109.124

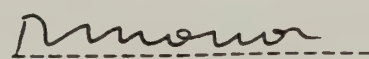
40.000
N16°21'10"E

LANCING DRIVE

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-247
Passed the 29th day of September, 1992.


Clerk


Mayor

City of Hamilton
Schedule A
Map Forming Part of
By-Law No. 92-247
to Amend By-Law No. 6593
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-247.....

North



Scale
NOT TO SCALE

Date
FEBRUARY, 1992

Reference File No.
ZA 91-77

Drawn By
T.A.

The Corporation of the City of Hamilton

BY-LAW NO. 92-263

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 91-11

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 125 NAPIER STREET
AND 55 QUEEN STREET NORTH

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-11 on the 29th day of January 1991 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "E-3" District and "J" District, in respect of the lands located at Municipal Nos. 125 Napier Street and 55 Queen Street North, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board in its Decision dated August 17, 1992, directed that By-law No. 91-11 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2 of By-law No. 91-11 is amended by deleting clause (a) and substituting the following therefor:

(a) Notwithstanding the provisions of Section 11C(1a) and (2)(a) and (b) of Zoning By-law No. 6593, above grade buildings and structures may be constructed to the limits shown on Schedule "B" attached hereto, and specifically shall not exceed:

(i) 3 storeys in height within Area A;

(ii) 6 storeys in height within Area B;

(iii) 15 storeys in height within Area C,

all as shown on Schedule "B" annexed and forming part of this by-law.

2. Section 2 of By-law No. 91-11 is further amended by adding thereto the following clause:

- (d) Notwithstanding Section 18.(8)(c)1 of Zoning By-law No. 6593, a minimum distance of 10.0 metres shall be provided and maintained between the fifteen storey apartment building and the three storey buildings.

3. Schedule "B" to By-law No. 91-11 is hereby revoked and Schedule "A" annexed hereto and forming part of this by-law is substituted therefor.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-3" District and "J" District provisions, subject to the special requirements referred to in sections 2 and 3 of By-law No. 91-11 and in sections 1 and 2 of this by-law.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1208a.

6. Sheet No. W-12 of the District Maps is amended by marking the lands referred to in sections 2 and 3 of By-law No. 91-11, as amended by sections 1 and 2 of this by-law, S-1208a.

7. In all other respects, By-law No. 91-11 is hereby confirmed, unchanged.

PASSED this 27th day of October

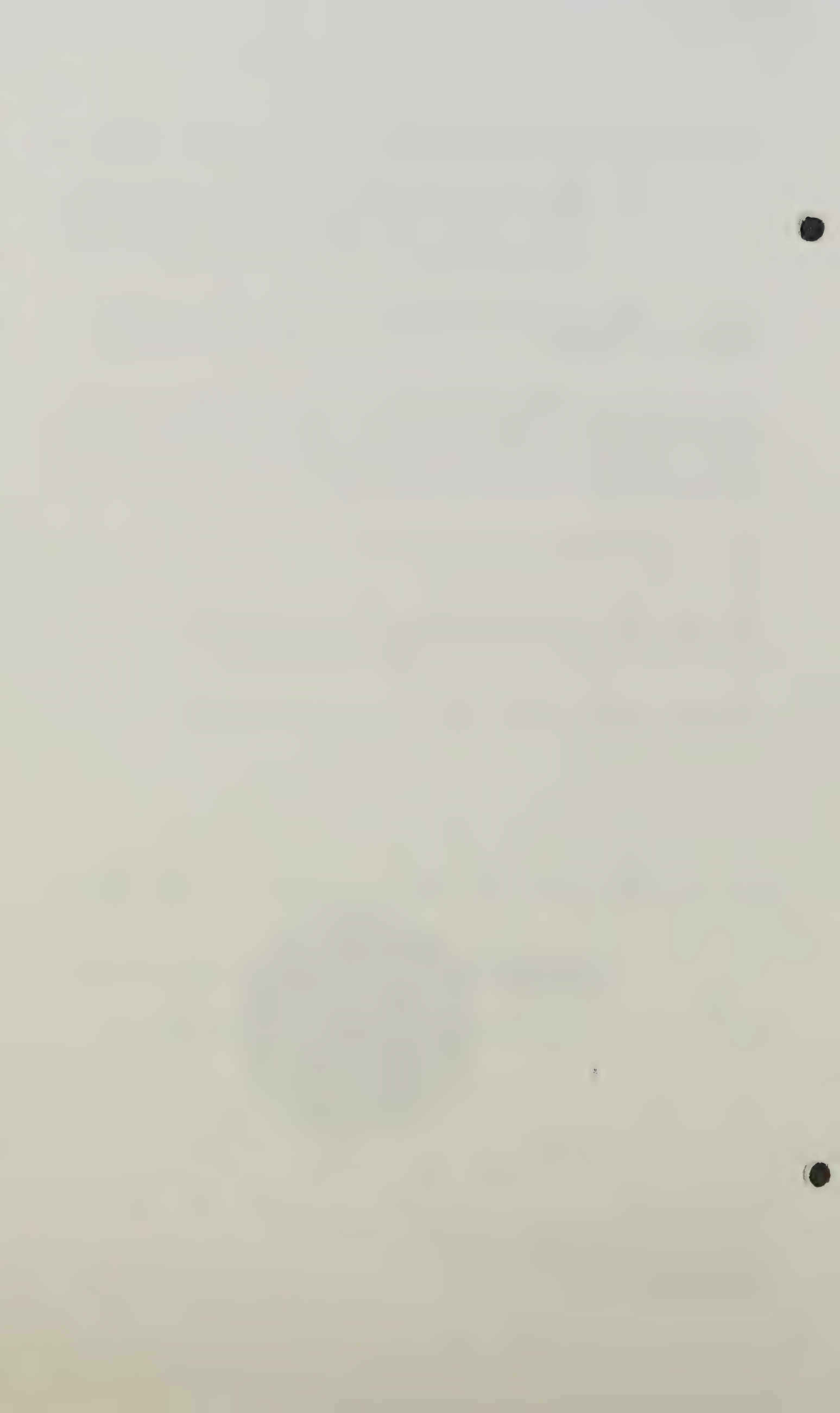
A.D. 1992.

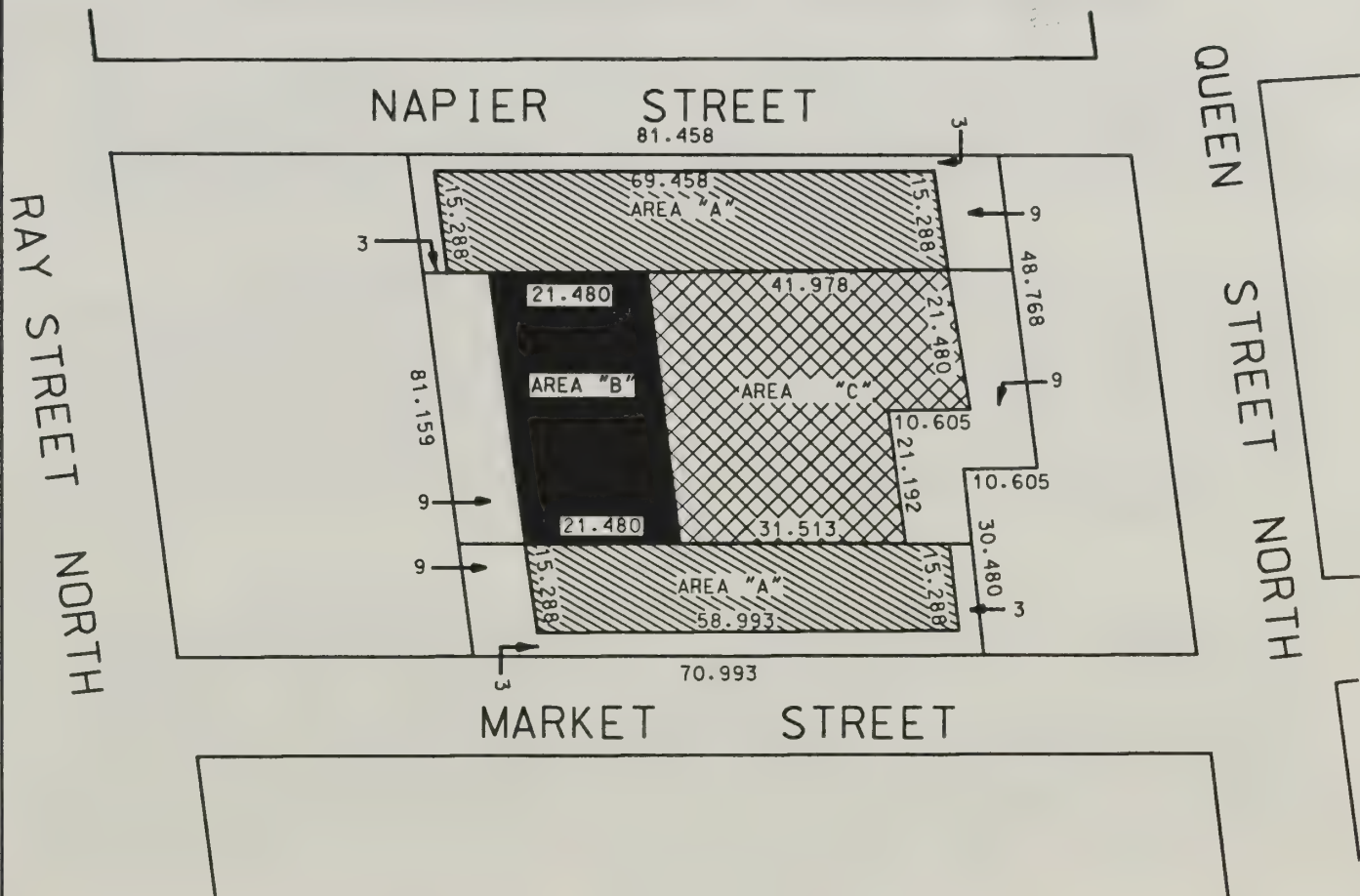


City Clerk




Mayor





This is Schedule "A" to By-Law No. 92 263
 Passed the 27th day of October, 1992.

 Clerk

 Mayor

NOTE: All dimensions are in metres

City of Hamilton Schedule B

Map Forming Part of
 By-Law No. 91-11
 to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
 Planning and Development Department

Legend

AREAS "A"
 AREA "B"
 AREA "C"



Lands to be regulated
 by By-Law No. 91-11 as
 amended by By-Law
 No. 92-263.....

North

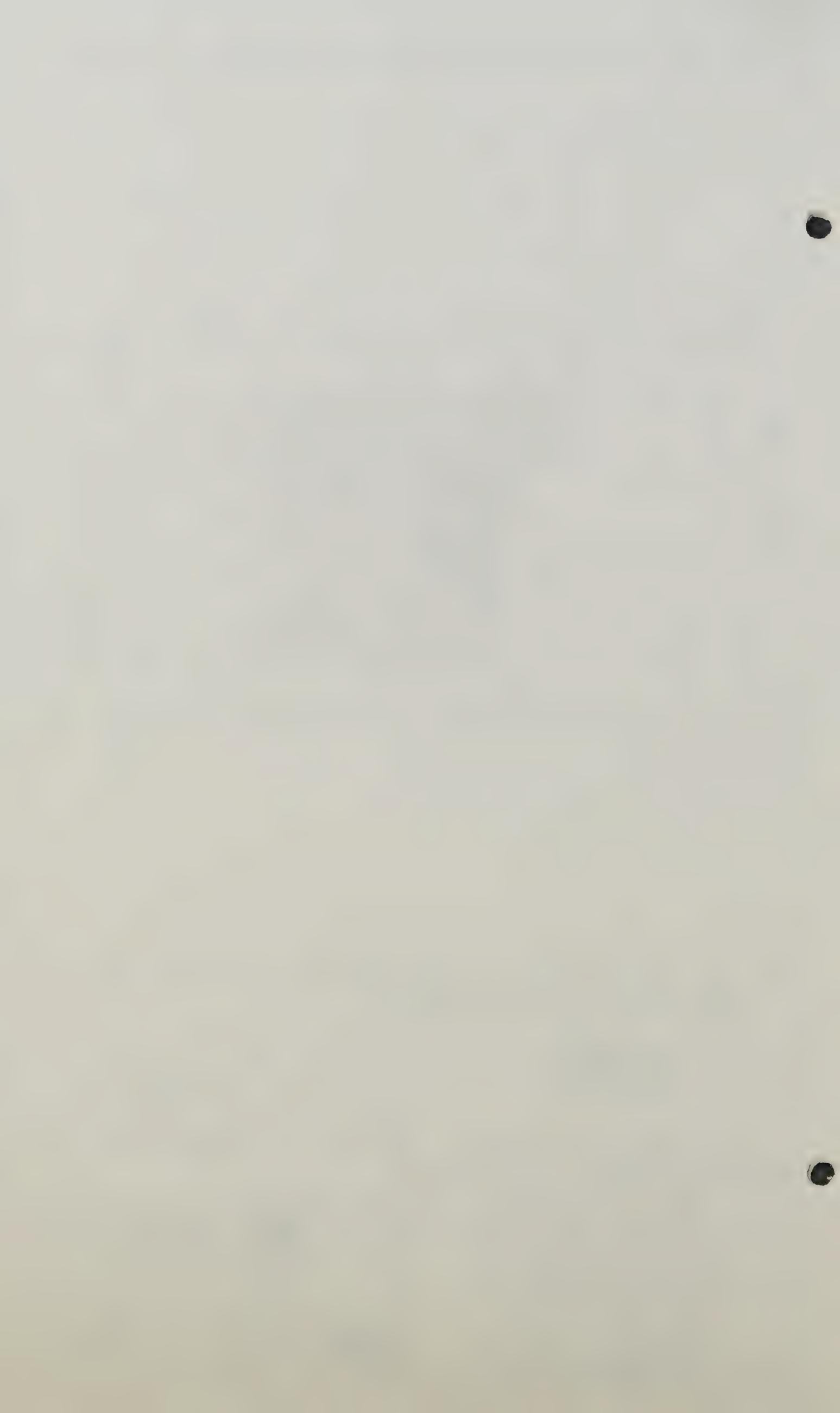


Scale
 NOT TO SCALE

Date
 JULY, 1992

Reference File No.
 ZA 90-21

Drawn By
 T.A.



The Corporation of the City of Hamilton

BY-LAW NO. 92-264

To Amend:

Zoning By-law No. 6593
As Amended by By-law No. 89-336

Respecting:

LAND LOCATED AT MUNICIPAL NO. 992 MONTCLAIR AVENUE

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-336 on the 28th day of November 1989 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the land located at Municipal No. 992 Montclair Avenue, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with Section 34(19) of the Planning Act, 1983, S.O. 1983, Chapter 1;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 15 of the 16th Report of the Planning and Development Committee at its meeting held on the 29th day of September 1992, recommended that Zoning By-law No. 6593, as amended by By-law No. 89-336 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. (a) Clause (b) of Section 1 of By-law No. 89-336 is deleted and the following substituted therefor:

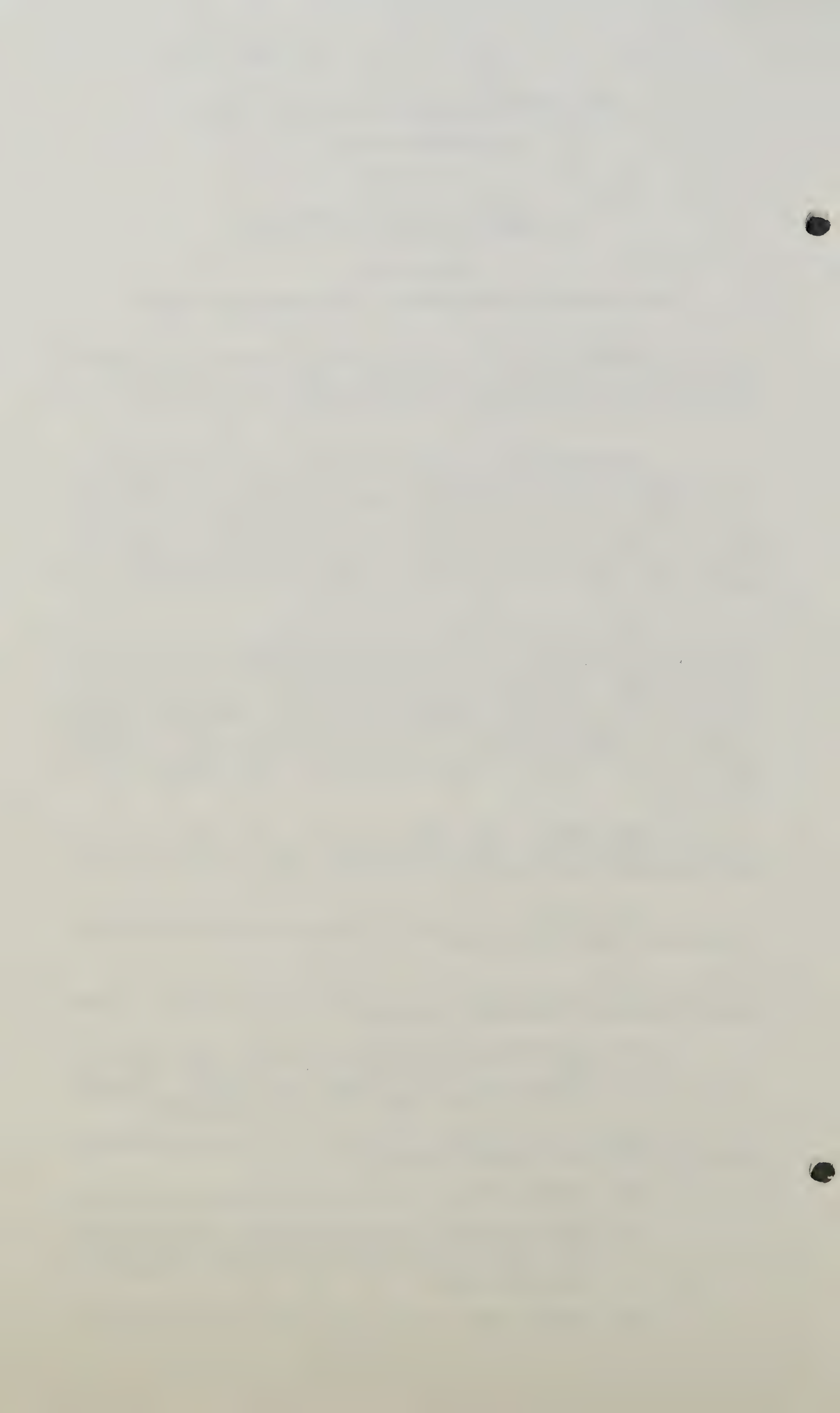
"(b) notwithstanding Section 10(1)(i) of By-law No. 6593, a residential care facility for the accommodation of not more than two (2) residents for Hope Haven Homes shall be permitted;"

(b) Section 1 of By-law No. 89-336 is further amended by adding the following clauses thereto:

"(c) Section 10(6) of By-law No. 6593 shall not apply;

(d) notwithstanding Section 10(4)(i) of By-law No. 6593, a lot width of not less than 10.16 m and a lot area of not less than 286.0 m² shall be permitted; and

(e) Section 18A of By-law No. 6593 shall not apply."



2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 1 of By-law No. 89-336 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1138a.

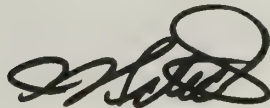
4. Sheet No. E-45 of the District Maps is amended by marking the lands referred to in section 1 of By-law No. 89-336 and section 1 of this by-law, S-1138a.

5. In all other respects, By-law No. 89-336 is hereby confirmed, unchanged.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of October

A.D. 1992.



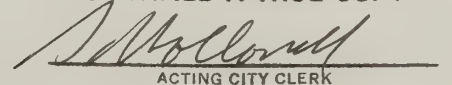
City Clerk




Mayor

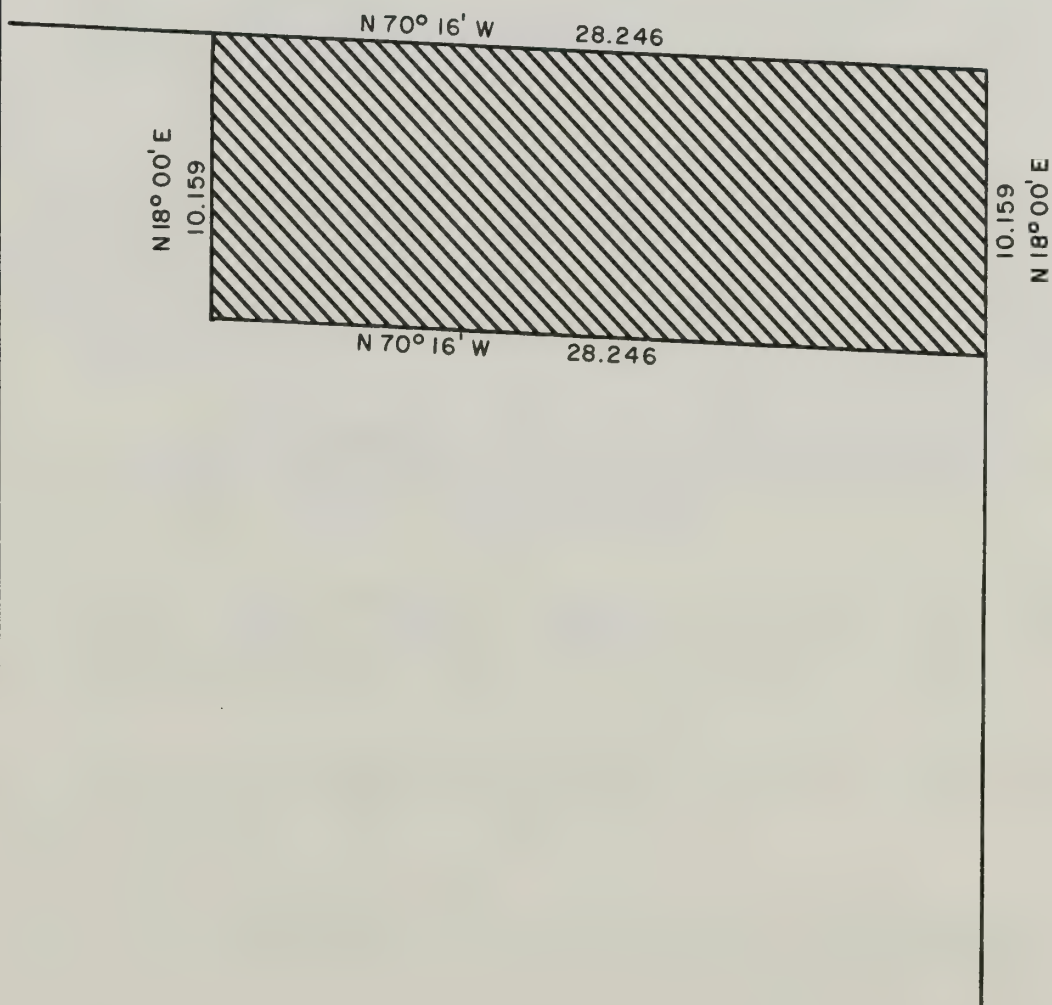
(1992) 16 R.P.D.C. 15, September 29
 Hope Haven Homes Family
 Rehabilitation Centre, Owner
 ZA-92-09

CERTIFIED A TRUE COPY



ACTING CITY CLERK

MONTCLAIR AVENUE

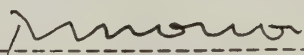


OTTAWA STREET SOUTH

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-264
Passed the 27th day of October, 1992.


Clerk


Mayor

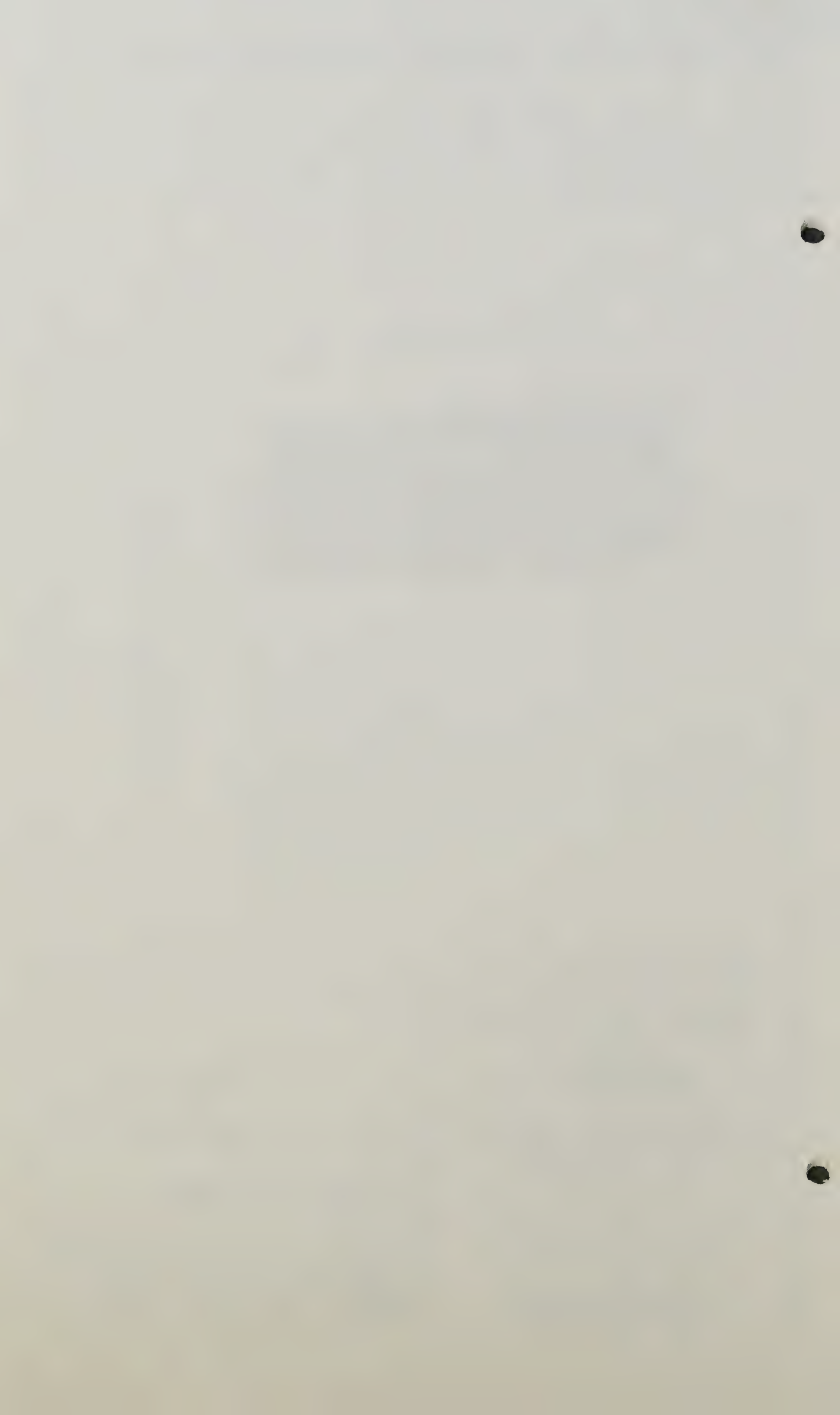
City of Hamilton
Schedule A
Map Forming Part of
By-Law No. 92-264
to Amend By-Law No. 6593
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-264

North 	Scale NOT TO SCALE	Reference File No. ZA 92-09
	Date SEPTEMBER 1992	Drawn By Z. K.



The Corporation of the City of Hamilton

BY-LAW NO. 92-267

To Amend:

Zoning By-law No. 6593
As Amended by By-law No. 91-099

Respecting:

LAND LOCATED AT MUNICIPAL NO. 172 SANFORD AVENUE SOUTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-099 on the 14th day of May 1991 to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "C" District, in respect of the land located at Municipal No. 172 Sanford Avenue South, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board at its hearing held on the 18th day of August 1992 directed that By-law No. 91-099 be amended as hereinafter provided;

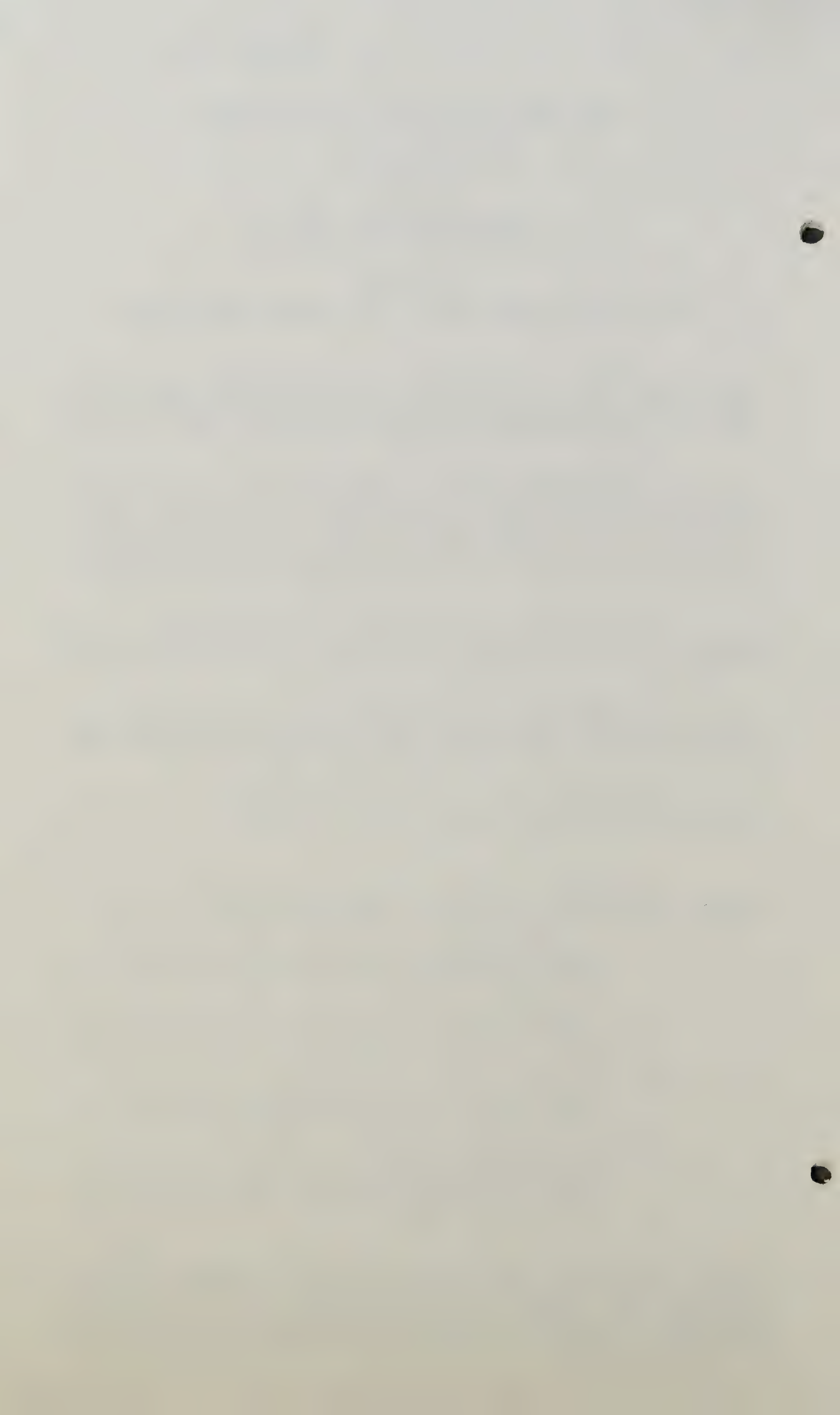
AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 1 of By-law No. 91-099, passed on the 14th day of May 1991, is amended by adding the following thereto:

- (b) notwithstanding Section 18A.(1)(a) of By-law No. 6593, not less than three parking spaces shall be provided and maintained;
- (c) notwithstanding Section 18A.(7) of By-law No. 6593, two of the parking spaces shall have a width of not less than 2.4 metres;
- (d) notwithstanding Section 18A.(7) of By-law No. 6593, two of the parking spaces shall have a length of not less than 5.85 metres;
- (e) notwithstanding Section 18A.(1)(f) of By-law No. 6593, manoeuvring space of not less than 5.85 metres in length shall be provided for one of the parking spaces only.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1 of this by-law and section 1 of By-law No. 91-099.



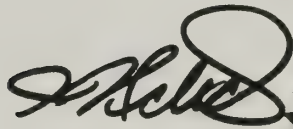
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1222a.

4. Sheet No. E-23 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1222a.

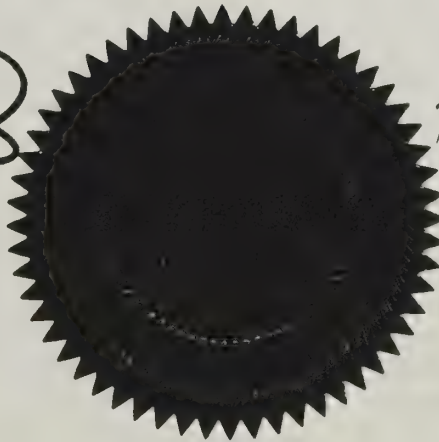
5. In all other respects, By-law No. 91-099 is hereby confirmed, unchanged.

PASSED this 27th day of October

A.D. 1992.



City Clerk



Mayor

(1991) 5 R.P.D.C. 7, March 26
Ontario Municipal Board Decision,
and Order dated September 18, 1992
John Morrison and Saulis Zemaitis, Owners
ZA-90-41



The Corporation of the City of Hamilton

BY-LAW NO. 92-270

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 92-211

Respecting:

PART OF LAND LOCATED AT MUNICIPAL NO. 240 RYMAL ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 92-211 on the 25th day of August 1992 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "DE-3" District, in respect of the lands located on the south side of Rymal Road East and west of the proposed extension of Upper Wellington Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with Section 34(19) of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 10 of the 16th Report of the Planning and Development Committee at its meeting held on the 29th day of September 1992, recommended that Zoning By-law No. 6593, as amended by By-law No. 92-211 be further amended by adding part of the property municipally known as 240 Rymal Road East to Block 2 on Schedule "A" to By-law No. 92-211, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-9E and E-18E of the District Maps, appended to and forming part of By-law No. 6593, are amended,

- (a) by changing from "AA" (Agricultural) District to "DE-3" (Multiple Dwellings) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".



2. The "DE-3" (Multiple Dwellings) District provisions, as contained in Section 10C of Zoning By-law No. 6593, as amended by By-law No. 92-211, applicable to the lands referred to in section 1 are amended to the extent only of the special requirement that,

- (a) Section 10E(2)(a)3. of By-law No. 6593 shall not apply to the land fronting onto Rymal Road East or Upper Wellington Street.

3. Schedule "A" to By-law No. 92-211 is amended by adding part of the property municipally known as 240 Rymal Road East to Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

4. In all other respects, By-law No. 92-211 is hereby confirmed, unchanged.

5. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 2 of By-law No. 92-211 and in section 2 of this by-law.

6. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1278a.

7. Sheets No. E-9E and E-18E of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1278a.

8. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of October

A.D. 1992.

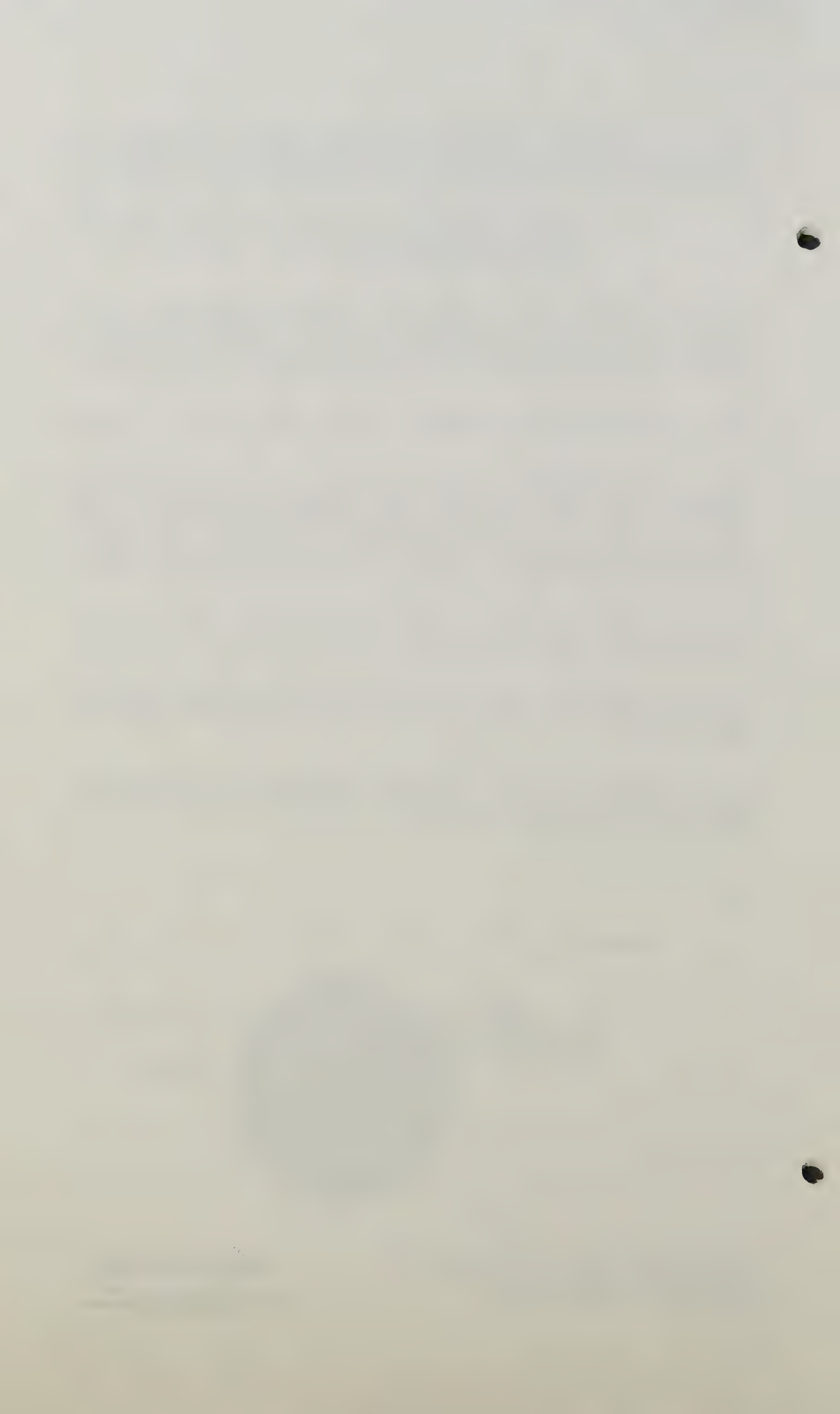


City Clerk

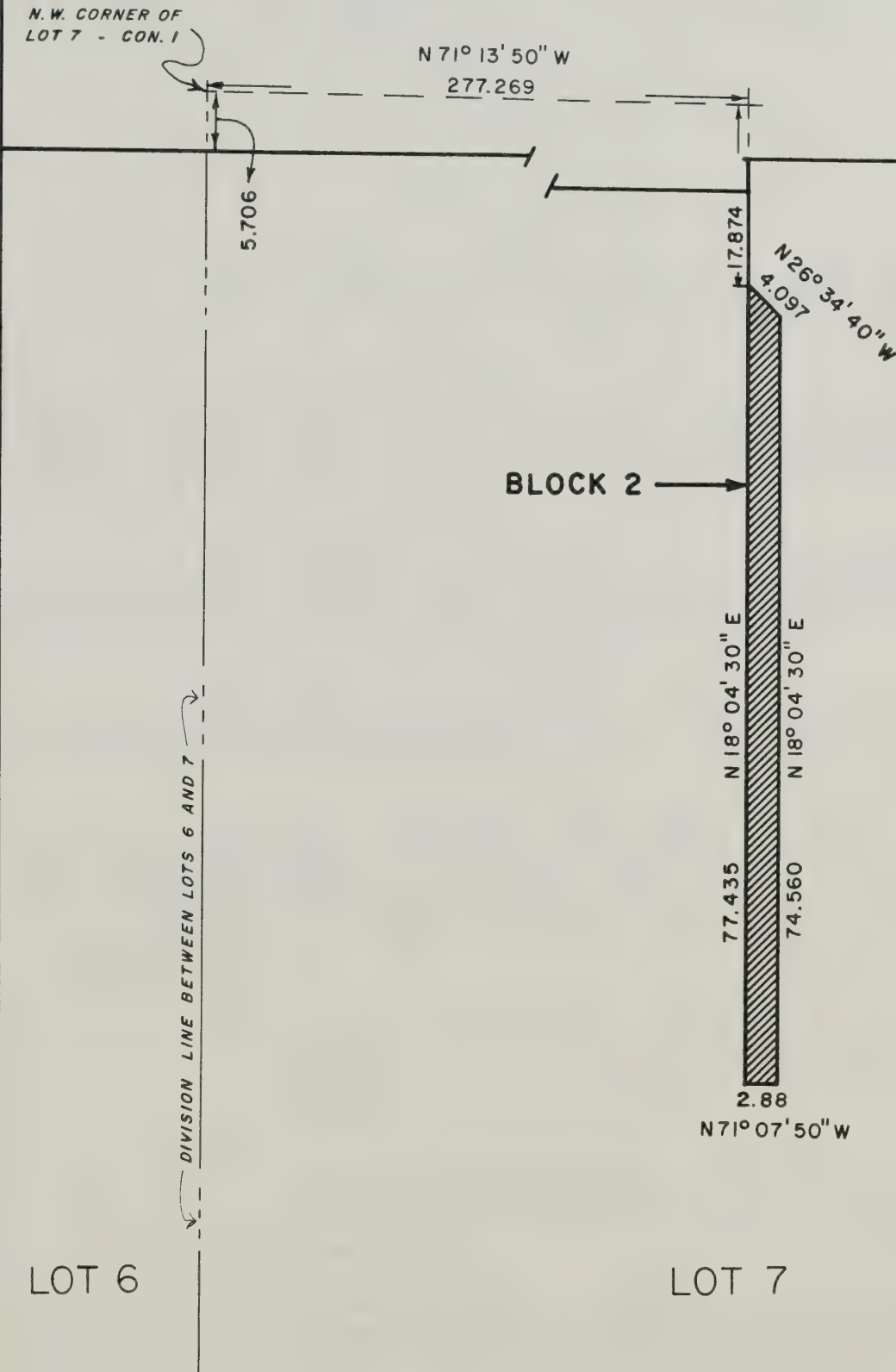




Mayor

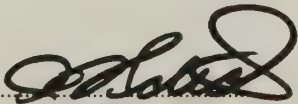


RYMAL ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-270
Passed the 27th day of October, 1992.


Clerk


Mayor

City of Hamilton
Schedule A

Map Forming Part of
By-Law No. 92-270...
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

BLOCK 2



Change in zoning from:
"AA"(Agricultural) District to "DE-3"
(Multiple Dwellings) District, modified.

North



Scale
NOT TO SCALE

Date
OCTOBER, 1992

Reference File No.
C.I. 92-C

Drawn By
Z.K.



The Corporation of the City of Hamilton

BY-LAW NO. 92-266

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT MUNICIPAL NO. 173 BOLD STREET
AND NO. 20 WHEELER LANE**

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

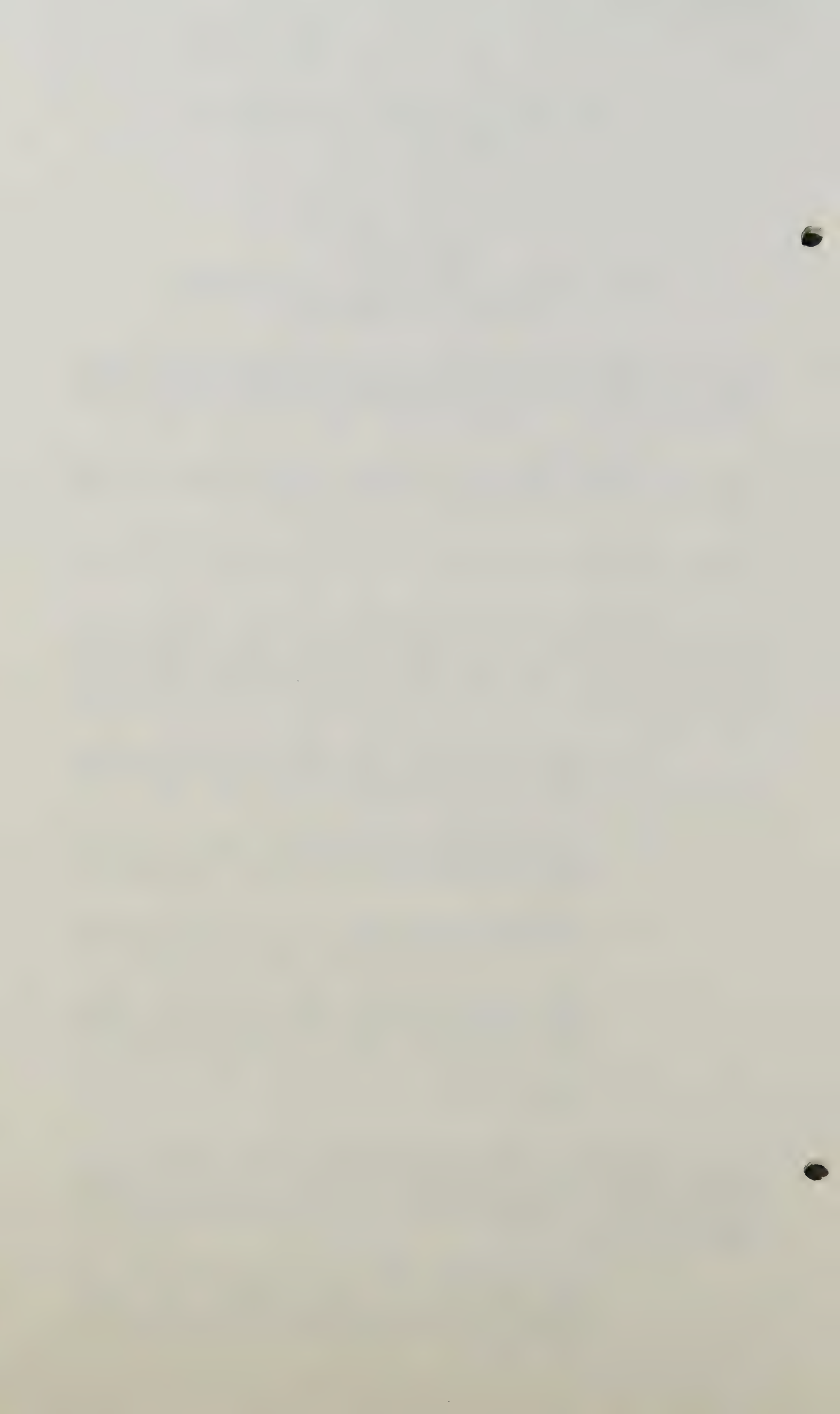
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law No. 6593, applicable to the lands comprised in Block 1, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 11(1) of By-law No. 6593, only a two-family dwelling shall be permitted within the building existing at the date of the passing of this by-law;
- (b) notwithstanding Section 11(3) of By-law No. 6593, the yards existing at the date of the passing of this by-law shall apply to the existing two-family dwelling;
- (c) notwithstanding Section 11(4) of By-law No. 6593, a lot width of not less than 7.53 m and a lot area of not less than 204.45 m² shall be required;
- (d) notwithstanding Section 18A(7) of By-law No. 6593, not less than two parking spaces shall be provided and maintained on the lot within the required front yard for the existing two-family dwelling;
- (e) Section 18A(9) of By-law No. 6593, shall not apply.

2. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law No. 6593, applicable to the lands comprised in Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 4.(3)(b) of By-law No. 6593, one-half of a semi-detached, two family dwelling shall be permitted to front onto a public highway (Wheeler Place) having a width of not less than 3.66 m;



- (b) notwithstanding Section 11(1) of By-law No. 6593, only one half of a semi-detached two-family dwelling shall be permitted;
- (c) notwithstanding Section 11(3) of By-law No. 6593, the yards existing at the date of the passing of this by-law shall apply to the existing one half of a semi-detached two-family dwelling;
- (d) notwithstanding Section 11(4) of By-law No. 6593, a lot width of not less than 7.33 m and a lot area of not less than 163.30 m² shall be required;
- (e) notwithstanding Section 18A(7) of By-law No. 6593, not less than one parking space shall be provided and maintained on the lot;
- (f) Section 18A(9) of By-law No. 6593 shall not apply.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E" District provisions, subject to the special requirements referred to in sections 1 and 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1286.

5. Sheet No. W-5 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1286.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of October

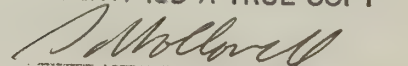
A.D. 1992.


City Clerk




Mayor

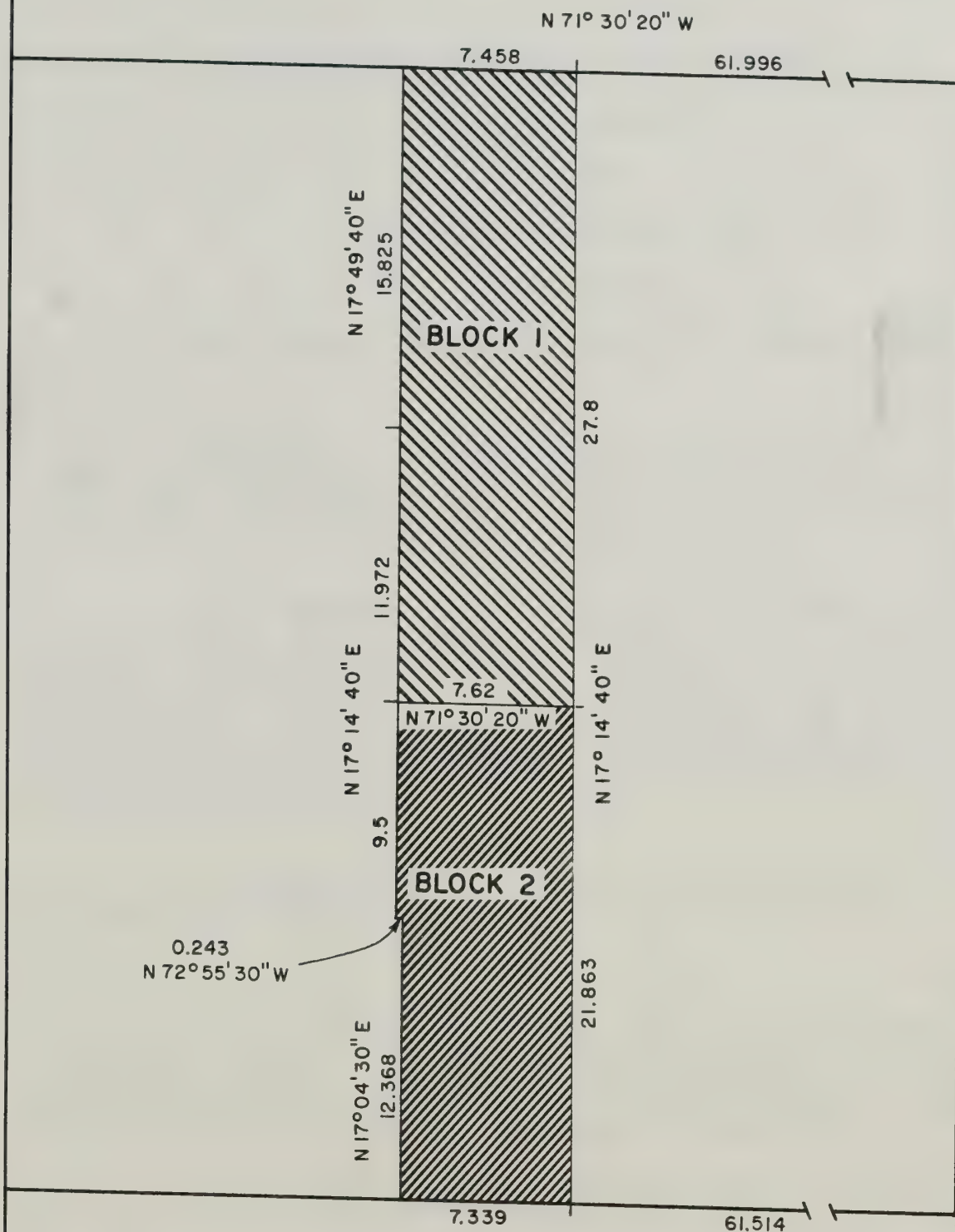
CERTIFIED A TRUE COPY


ACTING CITY CLERK

(1992) 16 R.P.D.C. 11, September 29
David K. Lord and Eileen R. Booty, Owners
ZA-92-20

111

BOLD STREET



WHEELER LANE

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-266
Passed the 27th day of October, 1992.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 92-266

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-266

North

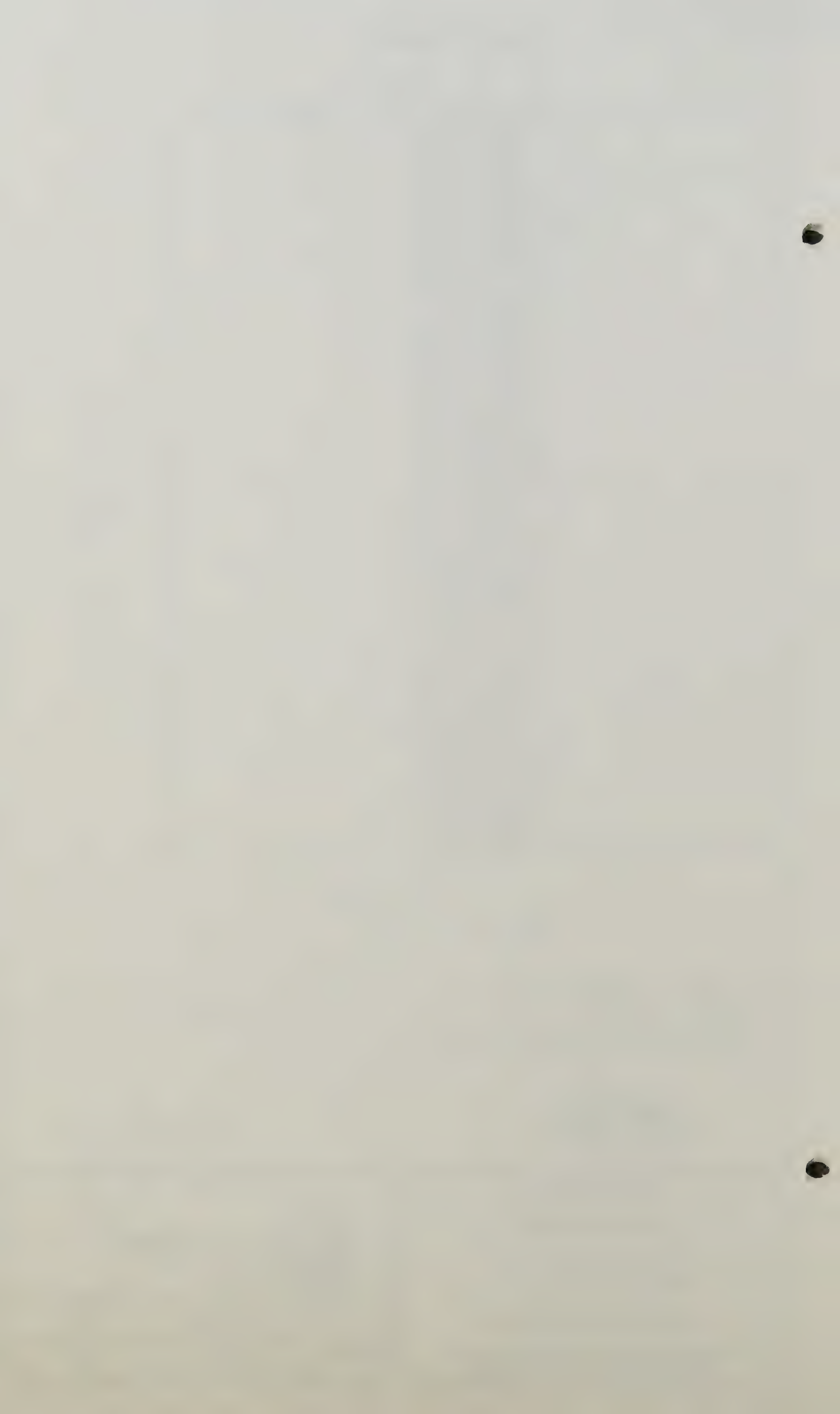


Scale
NOT TO SCALE

Date
OCTOBER 1992

Reference File No.
ZA 92-20

Drawn By
Z.K.



The Corporation of the City of Hamilton

BY-LAW NO. 92-272

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 113 CHARLES STREET

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 119, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

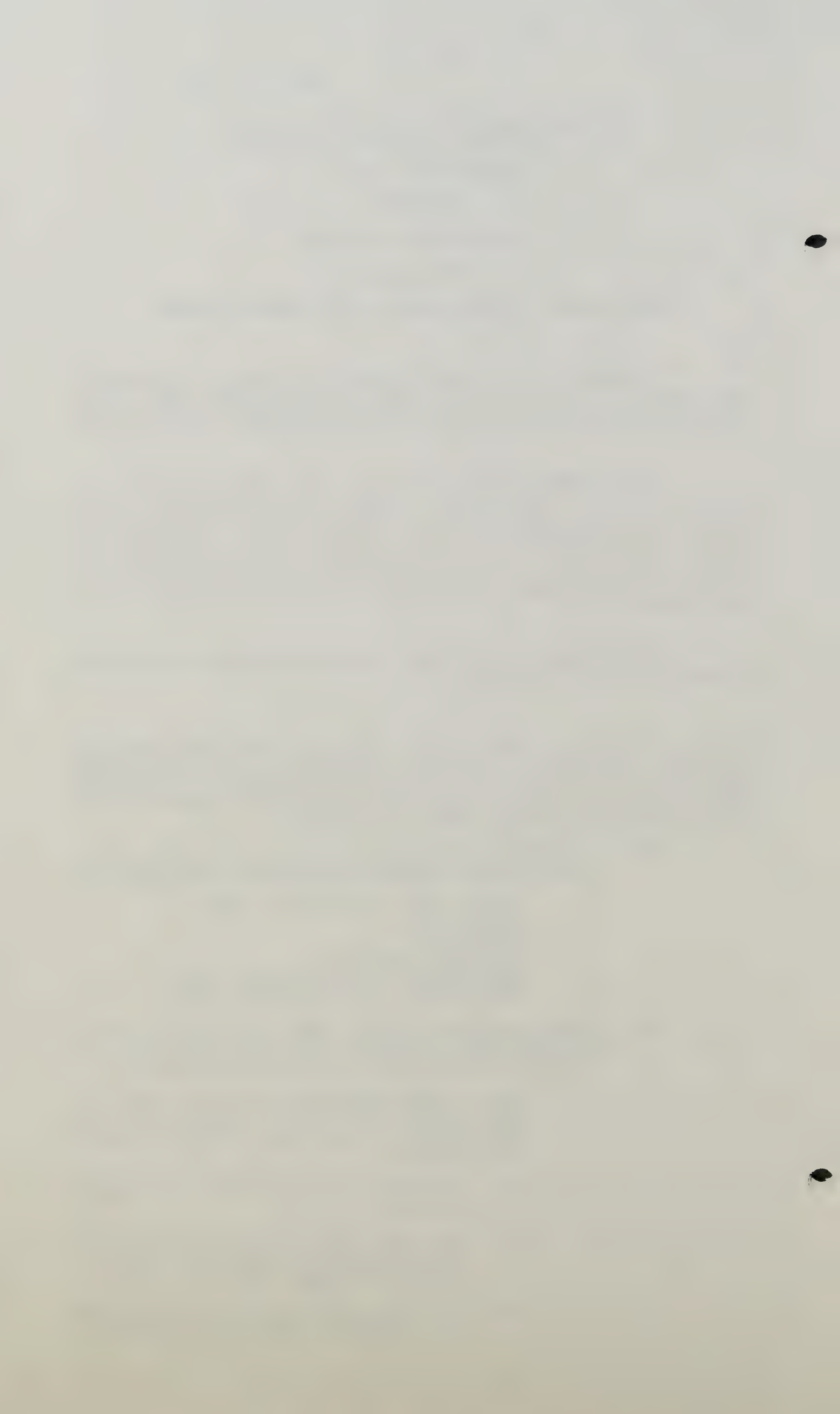
1. The "E-3" (High Density Multiple Dwellings) District provisions, as contained in Section 11C of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 11C(1) of By-law No. 6593, the following commercial uses shall be permitted:

1. professional and medical offices;
2. art gallery;
3. bookstore;
4. opticians' offices;
5. optometrists' establishments; and,
6. photographer's or artist's studio;

(b) notwithstanding Section 11C(1) of By-law No. 6593, the following accessory use to the commercial uses referred to in clause (a), shall be permitted:

1. One business identification sign that is a ground sign, wall sign or projecting sign that complies with all of the following requirements:
 - (i) The area of the sign shall not exceed 0.4 m²;
 - (ii) The sign shall be non-illuminated or illuminated by non-flashing, indirect, or interior means only;
 - (iii) No sign shall be situated less than 1.5 m from the nearest street line;



- (c) notwithstanding Section 11C(1a) of By-law No. 6593, the height of a building or structure shall not exceed two (2) storeys, or 9.1 m (30.0') in height;
- (d) notwithstanding Section 11C(2) of By-law No. 6593, the following yards shall be provided and maintained:
 - 1. a front yard not less than 3.0 m (9.84') in depth;
 - 2. a side yard along each side lot line, not less than 1.2 m (3.94') in width;
 - 3. a rear yard not less than 7.5 m (24.61') in depth;
- (e) notwithstanding Section 18A of By-law No. 6593, no required parking and no non-required parking shall be permitted in the front yard;
- (f) the outside display of goods or wares shall be prohibited for the commercial uses.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-3" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1288.

4. Sheet No. W-5 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1288.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of October

A.D. 1992.



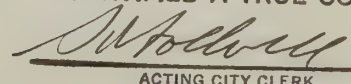
City Clerk




Mayor

(1992) 17 R.P.D.C. 5, October 13
John Foss, Owner
ZA-92-10

CERTIFIED A TRUE COPY

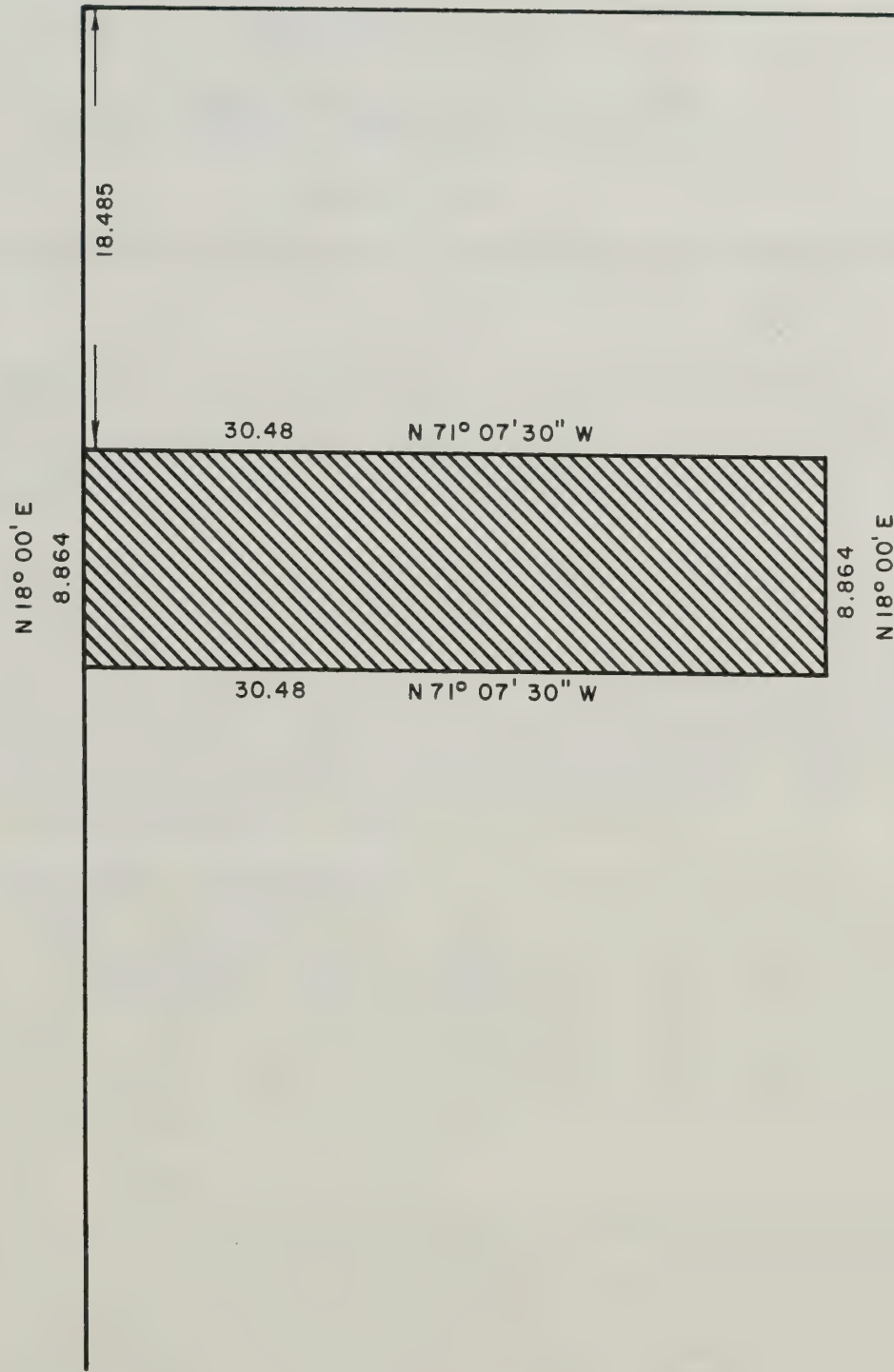


ACTING CITY CLERK



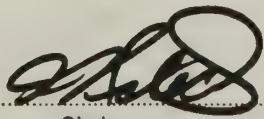
HURST PLACE

CHARLES STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-272.
Passed the 27th day of October, 1992.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 92-272

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-272

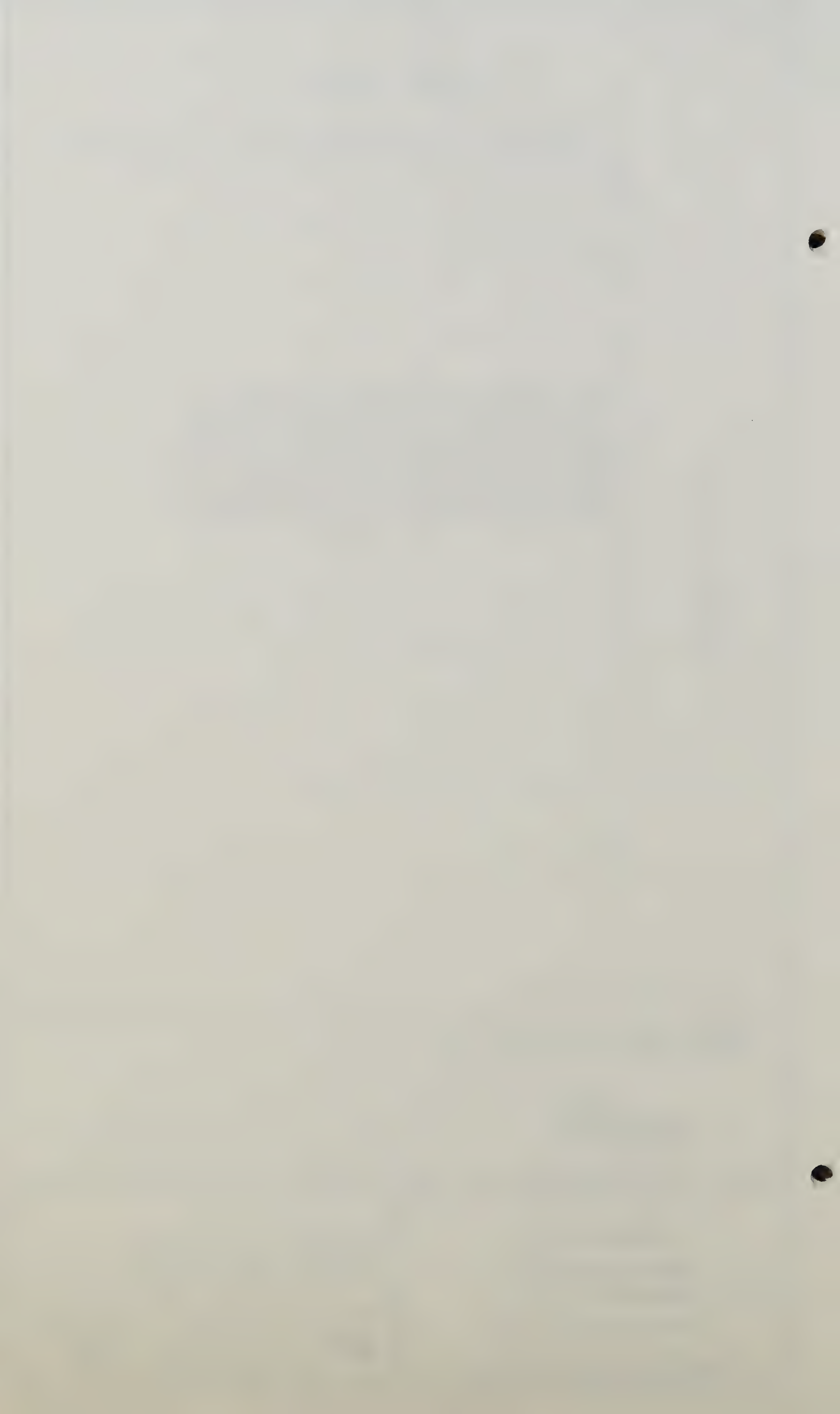


Scale
NOT TO SCALE

Date
OCTOBER 1992

Reference File No.
ZA 92-10

Drawn By
Z.K.



The Corporation of the City of Hamilton

BY-LAW NO. 92- 273

To Amend Zoning By-law No. 6593
and To Repeal Zoning By-law No. 90-29

Respecting:

LAND LOCATED AT MUNICIPAL NO. 350 CENTENNIAL PARKWAY NORTH

WHEREAS it is intended to change the zoning of the land hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

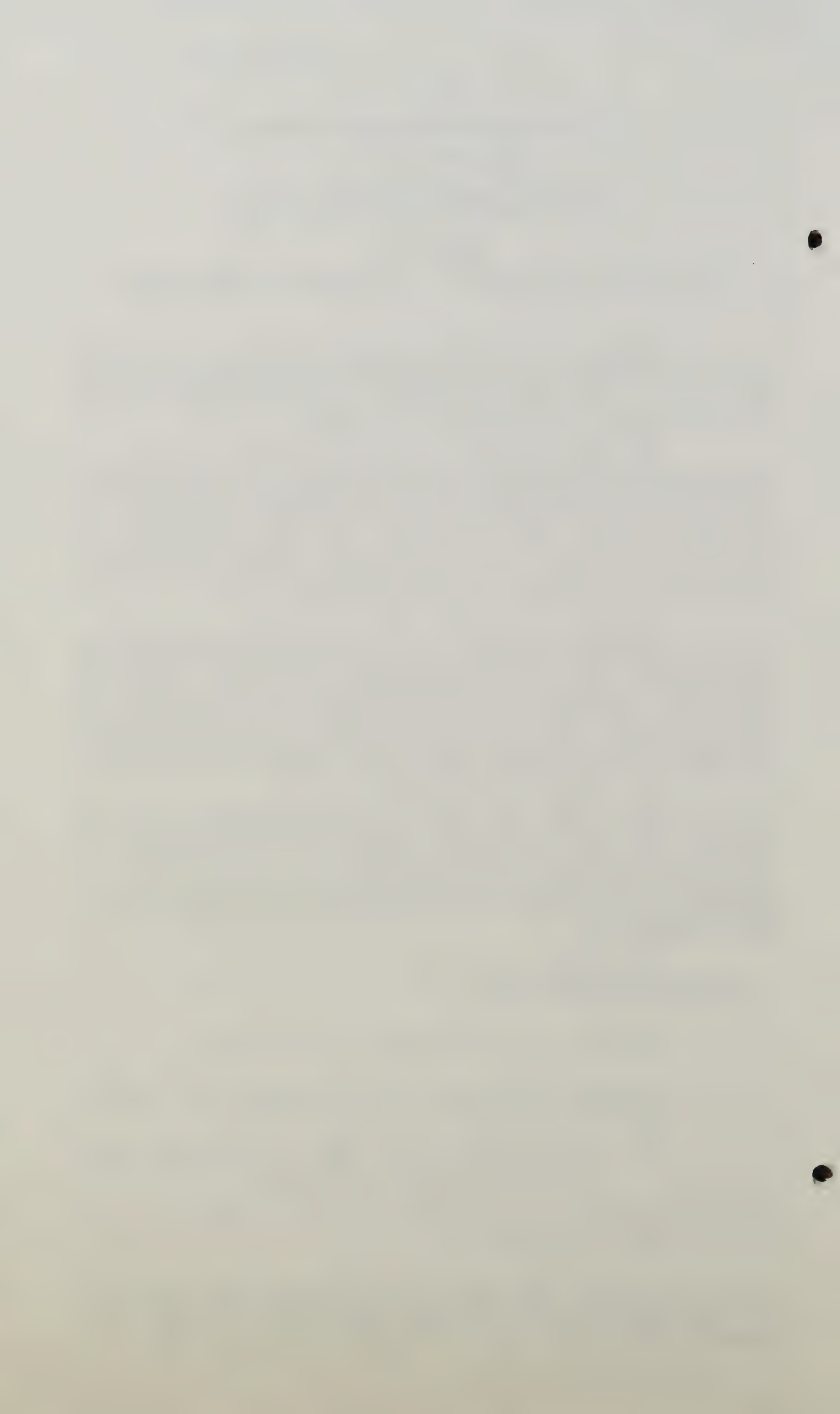
AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-29 on the 30th day of January 1990 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the lands located south of the C.N. Railway Tracks, east of Centennial Parkway North, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with Section 34(19) of the Planning Act, 1983, S.O. 1983, c. 1;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 6 of the 17th Report of the Planning and Development Committee at its meeting held on the 13th day of October 1992, recommended that Zoning By-law No. 6593 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, and that By-law No. 90-29 be repealed in its entirety;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 118, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 90-29 is repealed in its entirety.
2. Sheets No. E-112 and E-113 of the District Maps, appended to and forming part of By-law No. 6593, are amended,
 - (a) by changing from "KK" (Restricted Heavy Industrial) District to "HH" (Restricted Community Shopping and Commercial) District,the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
3. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands referred to in section 2 are amended to the extent only of the special requirements that,



(a) notwithstanding Section 14A(1) of By-law No. 6593, only the following commercial uses shall be permitted:

1. Gas Bar;
2. Building Supply Store (Lumber Yard);
3. Restaurant;
4. Bank;
5. Lawn and Garden Centre;
6. Retail Store;
7. Wholesale Establishment;
8. Shoe Repair Shop;
9. Barbershop, hairdressing establishment or beauty parlour; and,
10. Signs in accordance with the "HH" District provisions;

(b) notwithstanding Section 14A of By-law No. 6593, outside storage used in conjunction with a permitted use shall be permitted subject to the following:

1. The outside storage shall be completely screened from external view by a visual barrier not less than 1.5 m and not more than 2.0 m in height.
2. The total area of the outside storage shall not exceed 15% of the total lot area;

(c) A gross floor area of not more than 12,077 m² (130,000 S.F.) shall be permitted;

(d) A landscaped strip not less than 3.0 m in width shall be provided and maintained along the lot line adjoining Centennial Parkway North, except for any area used for access driveway(s);

(e) notwithstanding Section 14A(3)(b) of By-law No. 6593, a side yard not less than 30.0 m in width shall be provided and maintained along the northerly lot line;

(f) A chain-link fence not less than 1.8 m in height shall be provided and maintained along the northerly property line.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 3.

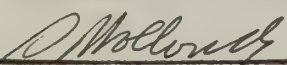
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1155a.

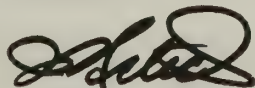
6. Sheets No. E-112 and E-113 of the District Maps are amended by marking the lands referred to in section 2 of this by-law, S-1155a.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of October A.D. 1992.

CERTIFIED A TRUE COPY.

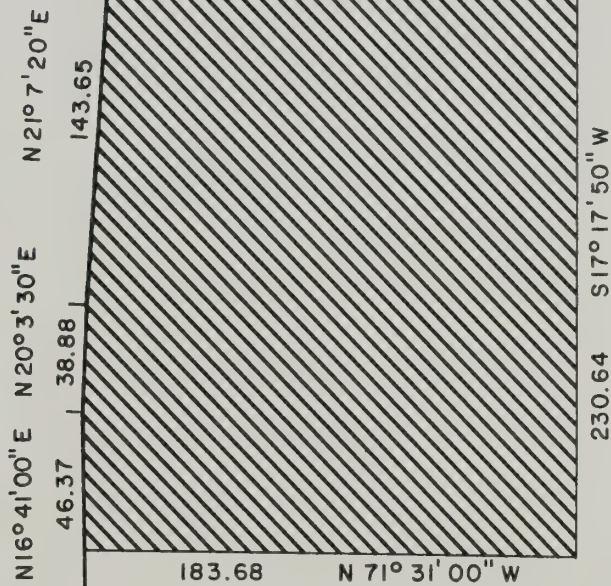

ACTING CITY CLERK


City Clerk


Mayor

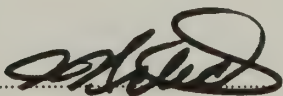


CENTENNIAL PARKWAY NORTH



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-273.
Passed the 27th day of October, 1992.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 92-273...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



"KK" (Restricted Heavy Industrial) District
to "HH" (Restricted Community Shopping
and Commercial) District, modified.

North

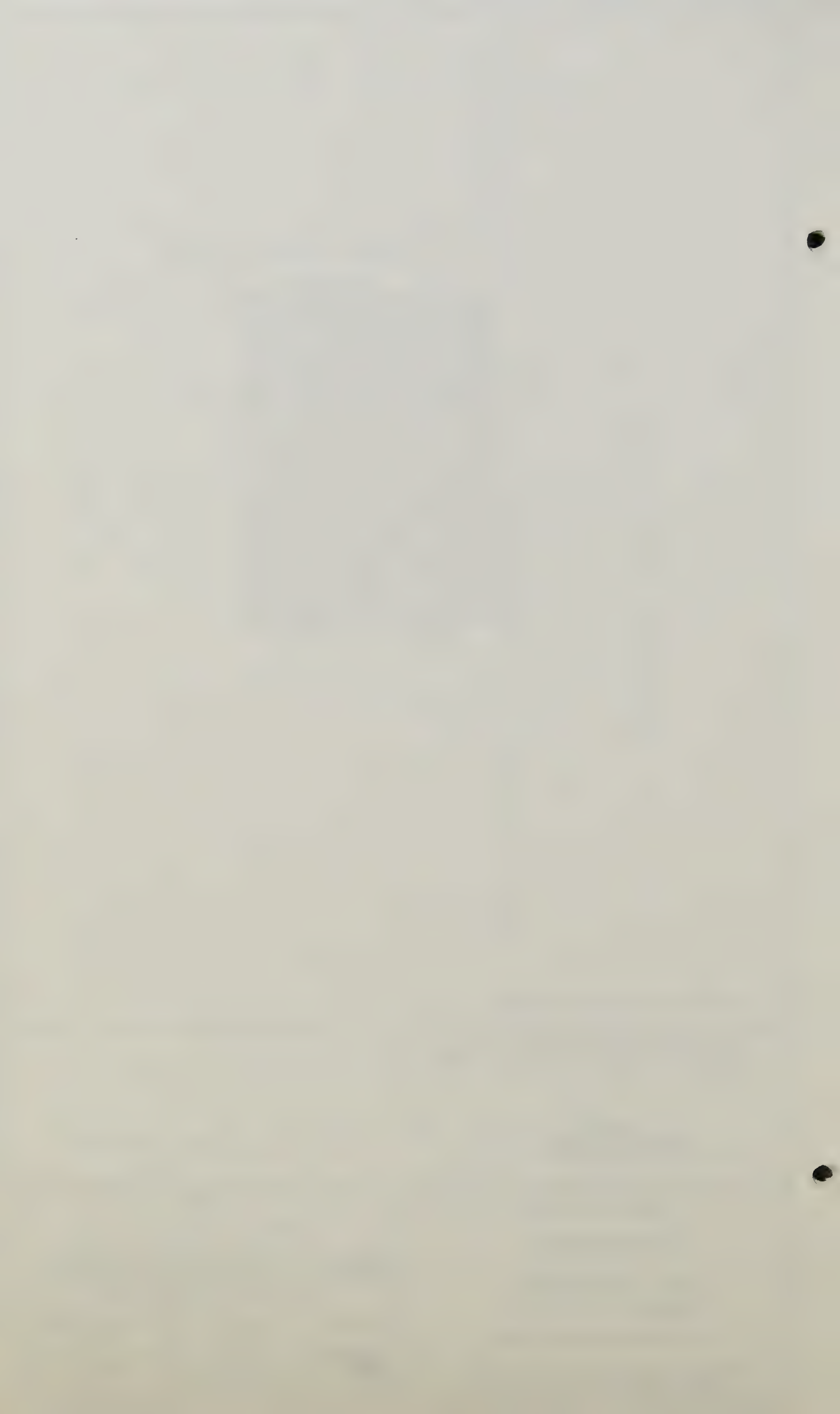


Scale
NOT TO SCALE

Date
OCTOBER, 1992

Reference File No.
ZA 92-16

Drawn By
Z.K.



The Corporation of the City of Hamilton

BY-LAW NO. 92- 281

To Amend:

Zoning By-law No. 6593

Respecting:

HOUSING INTENSIFICATION STRATEGY

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 17th Report of the Planning and Development Committee at its meeting held on the 13th day of October 1992, recommended that Zoning By-law No. 6593 be amended to provide for a general text amendment to implement the "Housing Intensification Strategy" respecting residential conversions, as adopted by City Council on the 25th day of June 1991;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2.(2)A.(iv) of Zoning By-law No. 6593 is hereby deleted in its entirety.

2. Section 7A(1)(a) of the said by-law is amended by deleting "(ii)," so that the clause shall read as follows:

"as provided in clauses 8(1)(i), (iia) and (iiia);"

3. The following subclauses of the said by-law are deleted in their entirety:

- (i) Section 8(1)(ii);
- (ii) Section 9.(1)(ii);
- (iii) Section 10.(1)(iv);
- (iv) Section 10A(1)(iii);
- (v) Section 10B(1)(iv);
- (vi) Section 10C(1)(iv);
- (vii) Section 11.(1)(ii); and,
- (viii) Section 11B(1)(iv).

4. Section 10A(3)(ii)(a) of the said by-law is amended by deleting "or converted dwelling" so that the clause shall read as follows:

"for a single-family dwelling as permitted in a "C" District, a side yard along each side lot line of a width of at least 1.2 metres (3.94 feet);"

5. Section 10A(3)(ii)(b) of the said by-law is amended by adding "or" between the words "dwellings, a" in the second line and deleting "or a converted dwelling" in the third line so that the clause shall read as follows:

"for a two family dwelling except a pair of semi-detached single family dwellings, or a three-family dwelling, a side yard along one side lot line of a width of at least 3 metres (9.84 feet),....."

6. Sections 14(1a), (1b) and (1c) of the said by-law are deleted in their entirety.

7. Section 19 of the said by-law is deleted in its entirety and replaced with the following:

"Section 19 - Residential Conversion Requirements

19(1) "AA", "B", "B-1", "B-2", "C", "D" and "R-2" Districts

Notwithstanding anything contained in this By-law, any single-family detached dwelling in an "AA" (Agricultural), "B" (Suburban Agriculture and Residential, etc.), "B-1" (Suburban Agriculture and Residential, etc.), "B-2" (Suburban Residential), "C" (Urban Protected Residential, etc.), "D" (Urban Protected Residential - One and Two-Family Dwellings, Townhouses, etc.) and "R-2" (Urban Protected Residential - One and Two-Family Dwellings) Districts may be converted to contain not more than two dwelling units, provided all the following requirements are complied with:

- (i) each dwelling unit has a floor area of at least 65 square metres (699.65 square feet), contained within the unit and having a minimum clear height of 2.1 m (6.9 ft.), but excluding the area of the cellar, if any, and of any porch, verandah or other such space which cannot lawfully be used as living quarters;
- (ii) the applicable zoning district regulations for a single-family detached dwelling shall apply, except the minimum lot area shall be 270 m²;
- (iii) except as permitted in clause (iv), the external appearance and character of the dwelling shall be preserved;
- (iv) there shall be no outside stairway other than an exterior exit;
- (v) parking spaces, access driveways and manoeuvring space shall be provided in accordance with Section 18A, except that parking for only one of the dwelling units may be provided in accordance with the following special provisions:

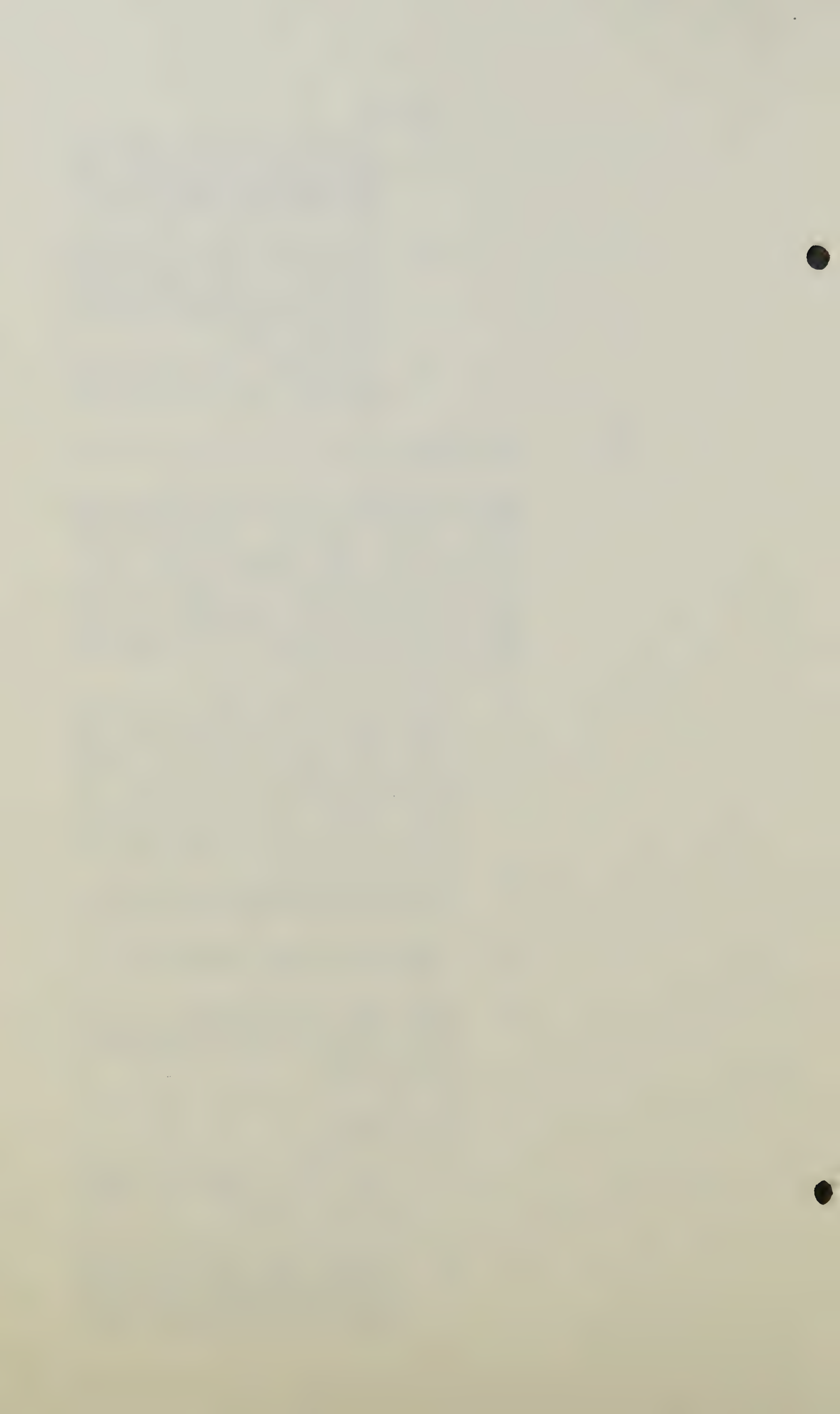
Location

- (1) it may be located in a required front yard provided that the required area for parking shall not occupy more than 50% of the gross area of the front yard;
- (2) not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials; and,
- (3) manoeuvring for the parking space may be permitted off-site.

19(2) "DE", "DE-2", "DE-3", "E", "E-1", "E-2" and "E-3" Districts

Notwithstanding anything contained in this By-law, any dwelling in a "DE" (Low Density Multiple Dwellings), "DE-2" (Multiple Dwellings), "DE-3" (Multiple Dwellings), "E" (Multiple Dwellings, Lodges, Clubs, etc.), "E-1" (Multiple Dwellings, Lodges, Clubs, etc.), "E-2" (Multiple Dwellings) and "E-3" (High Density Multiple Dwellings) Districts may be converted to provide two dwelling units or more, provided all the following requirements are complied with:

- (i) each dwelling unit has a floor area of at least 65 square metres (699.65 square feet), contained within the unit and having a minimum clear height of 2.1 m (6.9 ft.), but excluding the area of the cellar, if any, and of any porch, verandah or other such space which cannot lawfully be used as living quarters;
- (ii) except as permitted in clause (iii), the external appearance and character of the dwelling shall be preserved;
- (iii) there shall be no outside stairway other than an exterior exit;
- (iv) the yard requirements of the applicable zoning district in which the residential building is located shall apply to any extensions or enlargements;
- (v) the following lot area requirements shall apply:
 - (1) a minimum lot area of 270 m² shall be provided and maintained for one to three dwelling units;
 - (2) a minimum lot area of 450 m², but not less than 65 m² of lot area per dwelling unit, shall be provided and maintained for more than three dwelling units;



- (vi) parking spaces, access driveways and manoeuvring space shall be provided in accordance with Section 18A, except that parking for only one of the dwelling units may be provided in accordance with the following special provisions:

Location

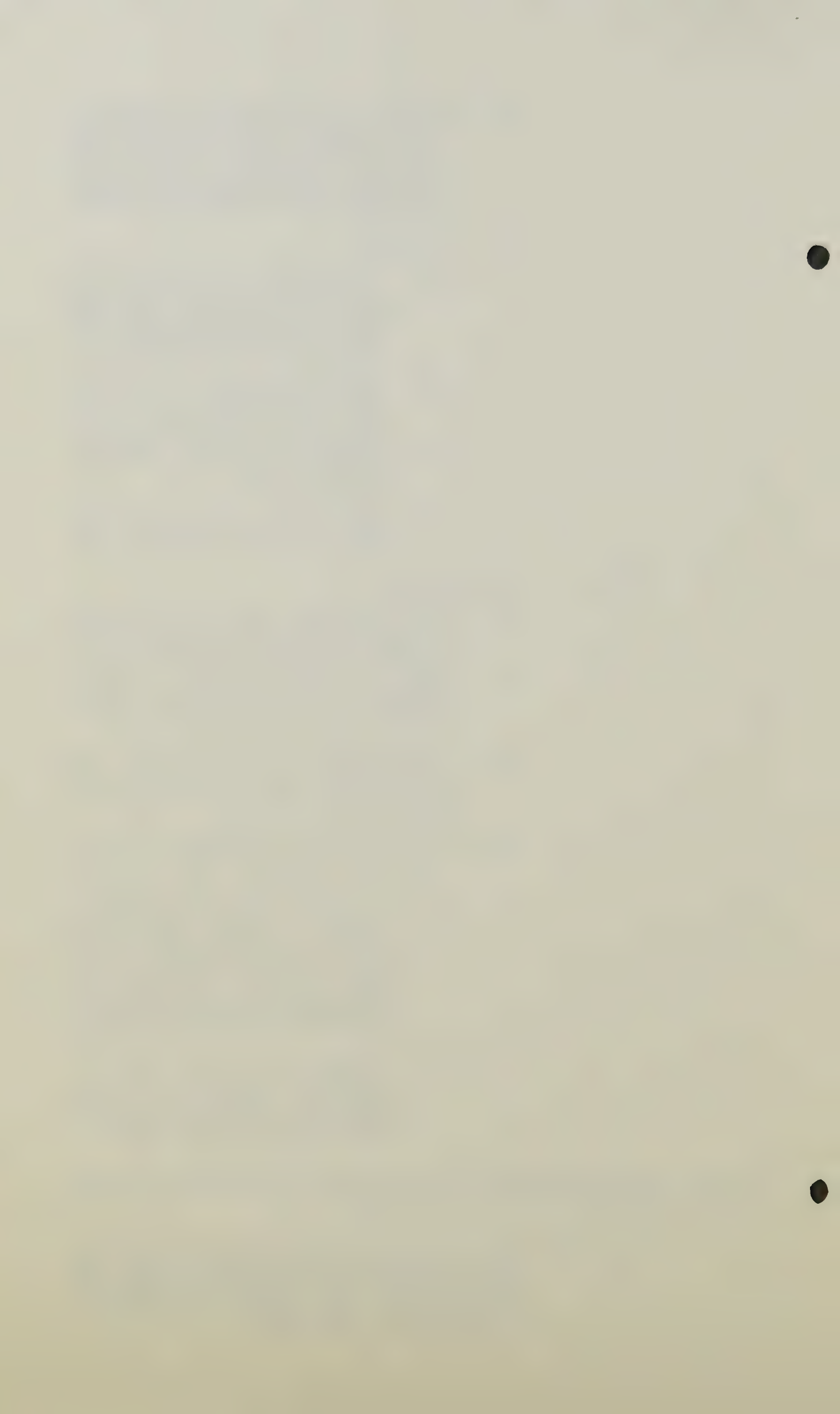
- (1) it may be located in a required front yard provided that the required area for parking shall not occupy more than 50% of the gross area of the front yard;
- (2) not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials; and,
- (3) manoeuvring for the parking space may be permitted off-site.

19(3) "H" Districts

- (i) Notwithstanding any other provisions of this by-law, any building or part thereof, existing on the 8th day of March, 1983 within an "H" (Community Shopping and Commercial, etc.) District, may be converted to contain not more than ten dwelling units;
- (ii) The average of the floor areas, of all dwelling units referred to in clause (i), shall be at least 65 square metres in area;
- (iii) Every building converted in accordance with clause (i) shall either:
 - (1) be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a building converted or as maybe converted in accordance with clause (i); or,
 - (2) maintain the ground floor for commercial uses and provide parking in accordance with the provisions of Section 18A."

8. Section 18A(14) of the said by-law is deleted in its entirety and replaced with the following:

"18A.(14a) Except for single-family dwellings and two-family dwellings erected prior to the 14th day of December 1971, no part of a required parking area in a residential district shall be located in a front yard.



(14b) For single-family dwellings and two-family dwellings erected prior to the 14th day of December 1971, required parking may be provided and maintained in the front yard provided that:

- (i) the required area for parking shall not occupy more than 50% of the gross area of the front yard; and,
- (ii) not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials."

9. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

10. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 10th day of November , A.D. 1992.

A. E. Hollough

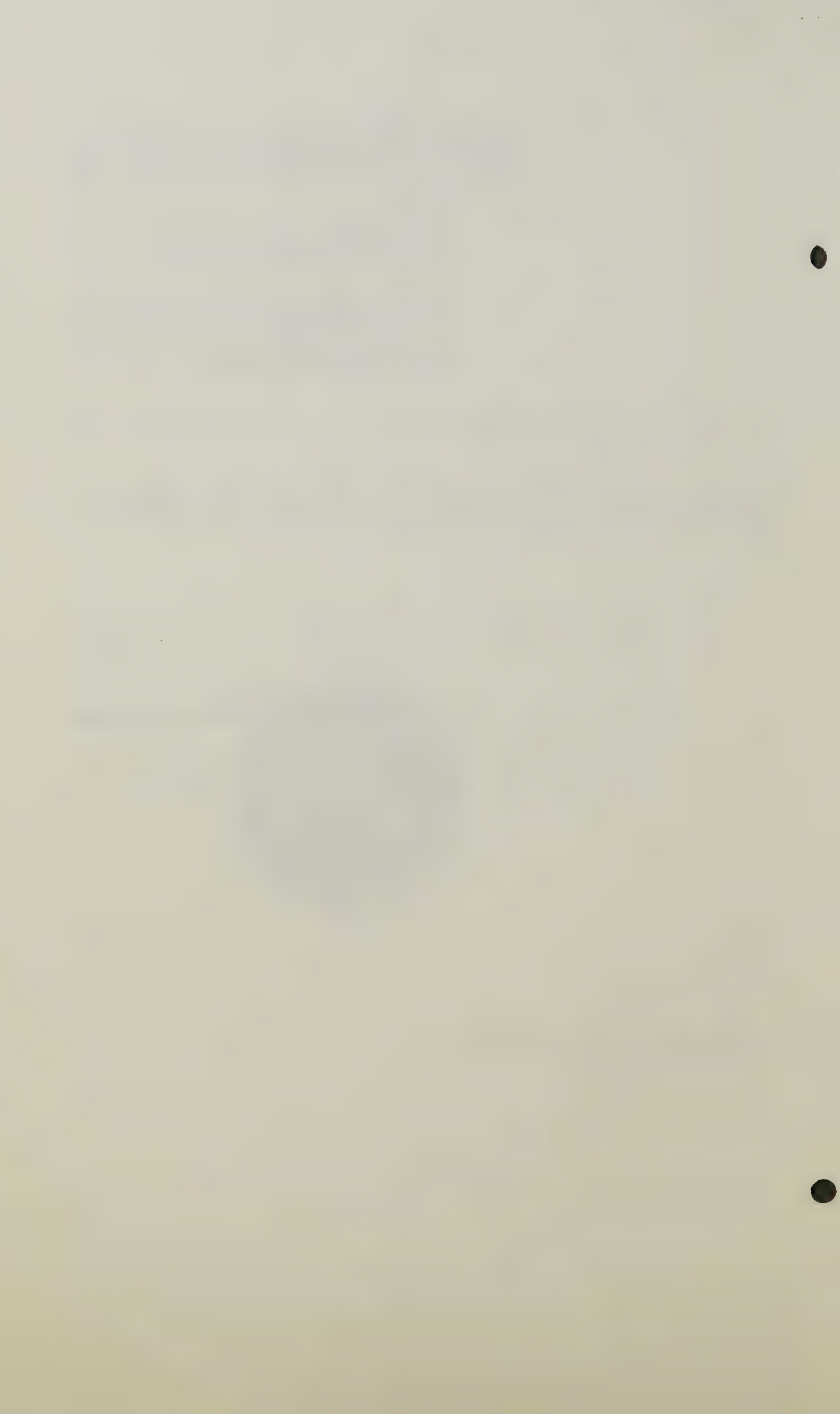
Acting City Clerk



[Signature]

Mayor

(1992) 17 R.P.D.C. 1, October 13
City Initiative 91-G



The Corporation of the City of Hamilton

BY-LAW NO. 92- 282

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 73-268

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 15, 19, 20 AND 24 BOSNA COURT
AND NOS. 39, 43, 47 AND 51 ALGONQUIN COURT**

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 73-268 on the 9th day of October 1973 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the land located south of Mohawk Road and west of Upper Kenilworth Avenue, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of February 1974, (File No. R 74127);

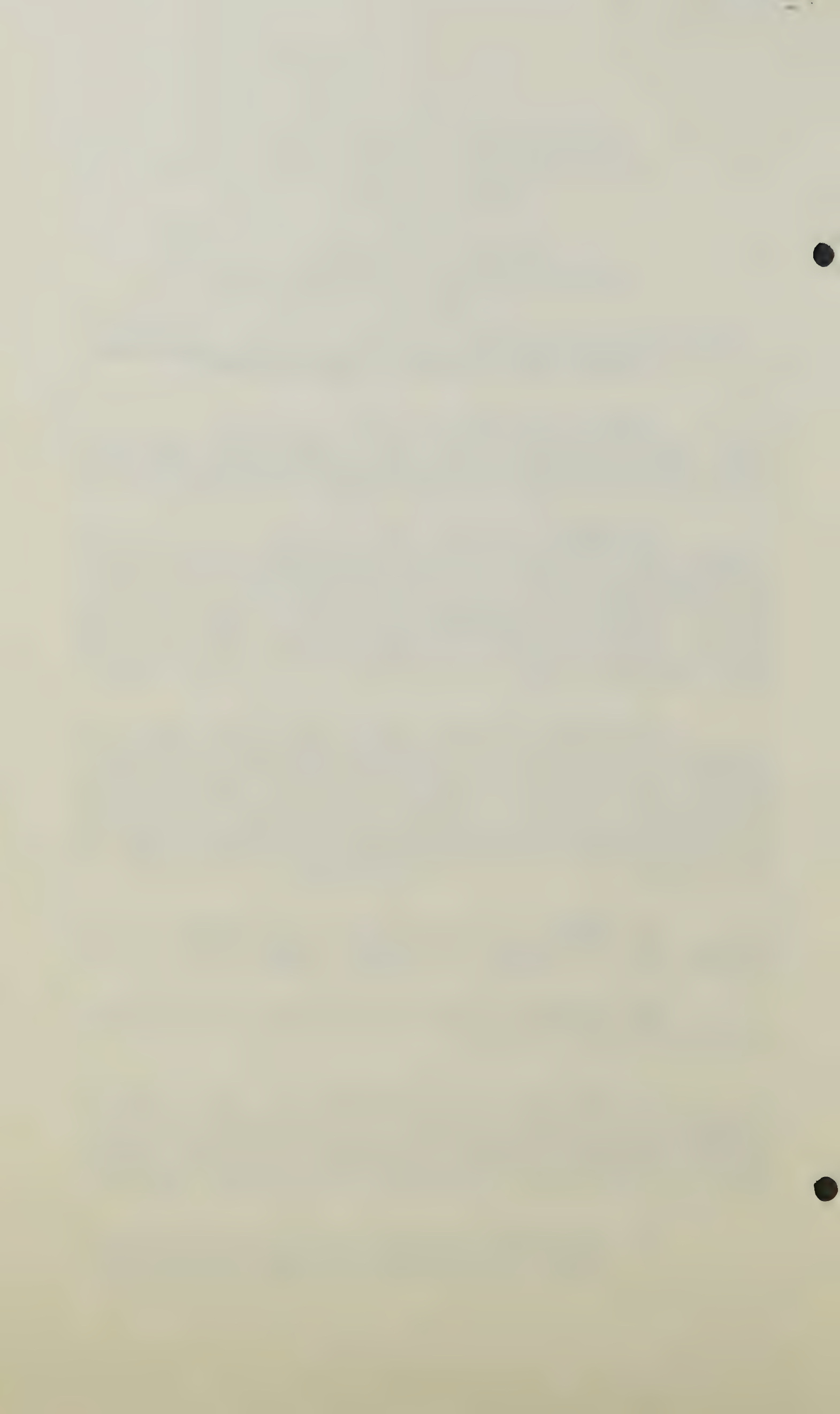
AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 13 of the 18th Report of the Planning and Development Committee at its meeting held on the 27th day of October 1992, recommended that Zoning By-law No. 6593, as amended by By-law No. 73-268 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 1 and 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

- (a) for the purposes of this by-law, the rear lot line shall be the boundary line along Mohawk Road East.



2. The "D" (Urban Protected Residential - One and Two Family Dwellings, Townhouses, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, as amended by By-law No. 73-268, applicable to the land comprised in Block 3, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

- (a) for the purposes of this by-law, the rear lot line shall be the boundary line along Mohawk Road East.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District and "D" District provisions, subject to the special requirements referred to in sections 1 and 2 of this by-law.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-285a.

5. Sheet No. E-59 of the District Maps is amended by marking the lands referred to in section 2 of By-law No. 73-268 and sections 1 and 2 of this by-law, S-285a.

6. In all other respects, By-law No. 73-268 is hereby confirmed, unchanged.

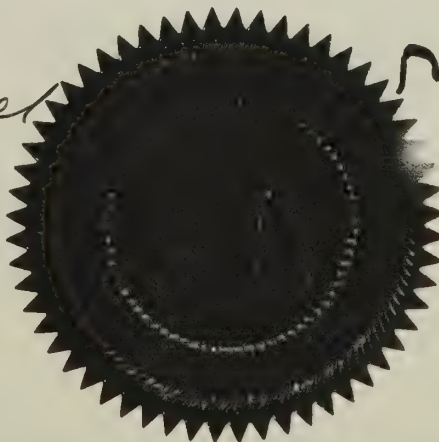
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 10th day of November

A.D. 1992.

A. J. H. H. H. H.

Acting City Clerk



[Signature]
Mayor

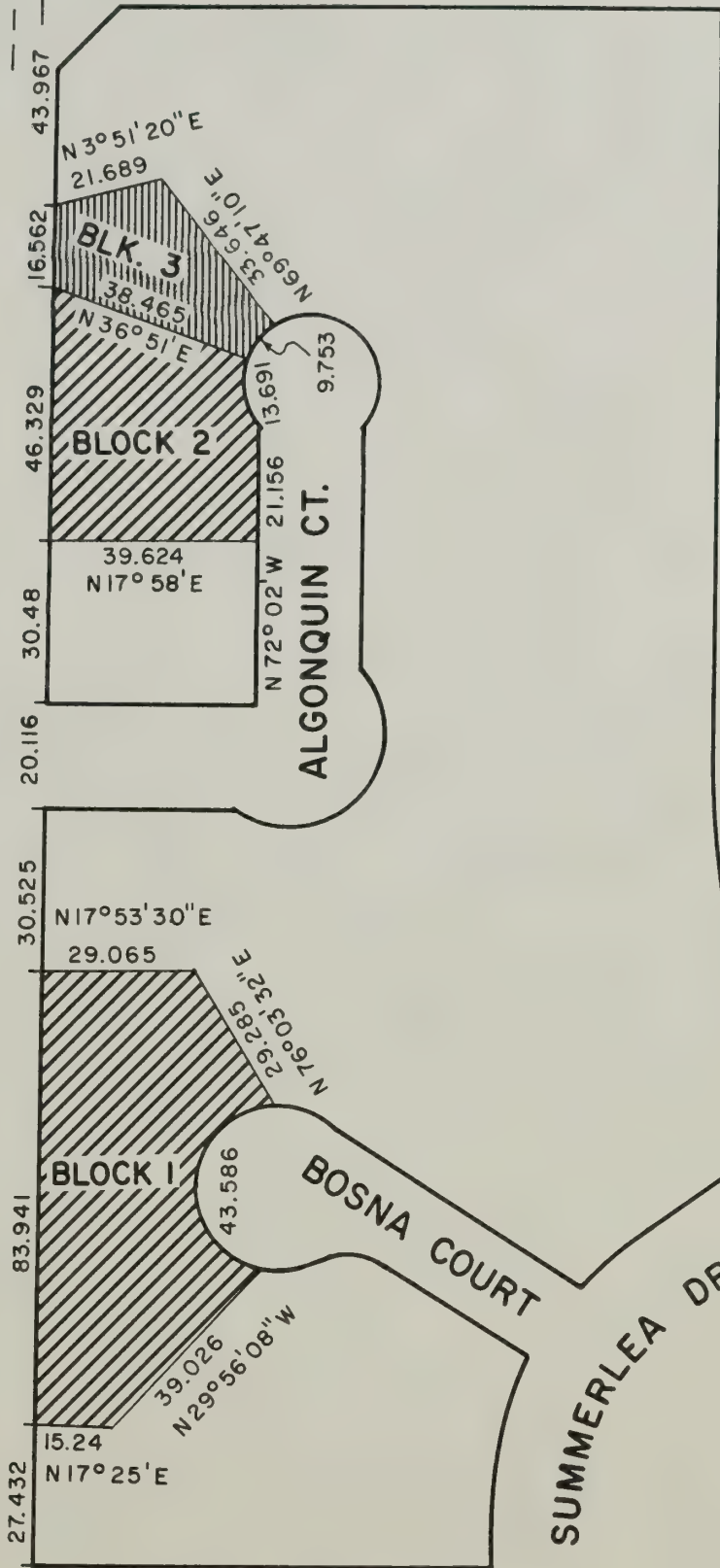


NORTHEAST CORNER OF
LOT 3 - CONCESSION 6

UPPER KENILWORTH AVENUE

MOHAWK ROAD EAST

N 72° 02' W



CARSON DRIVE

NOTE: All dimensions are in metres

REGENCY STREET

This is Schedule "A" to By-Law No. 92-282.
Passed the 10th day of November, 1992.

J. P. McClelland
Acting Clerk

[Signature]
Mayor

City of Hamilton Schedule A

Map Forming Part of
By-Law No. 92-282...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

BLOCKS 1 & 2



Legend
Modification to the "C" (Urban Protected Residential, etc.) District.

BLOCK 3



Further modification to the "D" (Urban Protected Residential - One and Two Family Dwellings, Townhouses, etc.) District.

North



Scale
NOT TO SCALE

Date
OCTOBER, 1992

Reference File No.
C.I. 92-F

Drawn By
Z. K.



The Corporation of the City of Hamilton

BY-LAW NO. 92-285

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED BETWEEN MOHAWK AND LIMERIDGE ROADS EAST,
EAST OF UPPER KENILWORTH AVENUE (MOHAWK SPORTS PARK)

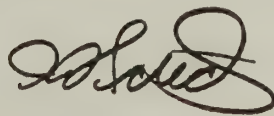
WHEREAS it is intended to establish a special requirement under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

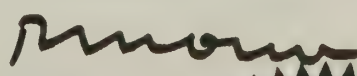
AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

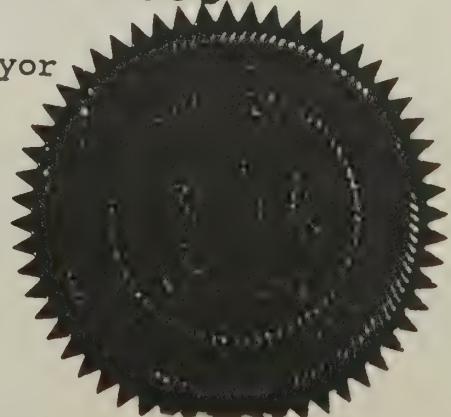
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

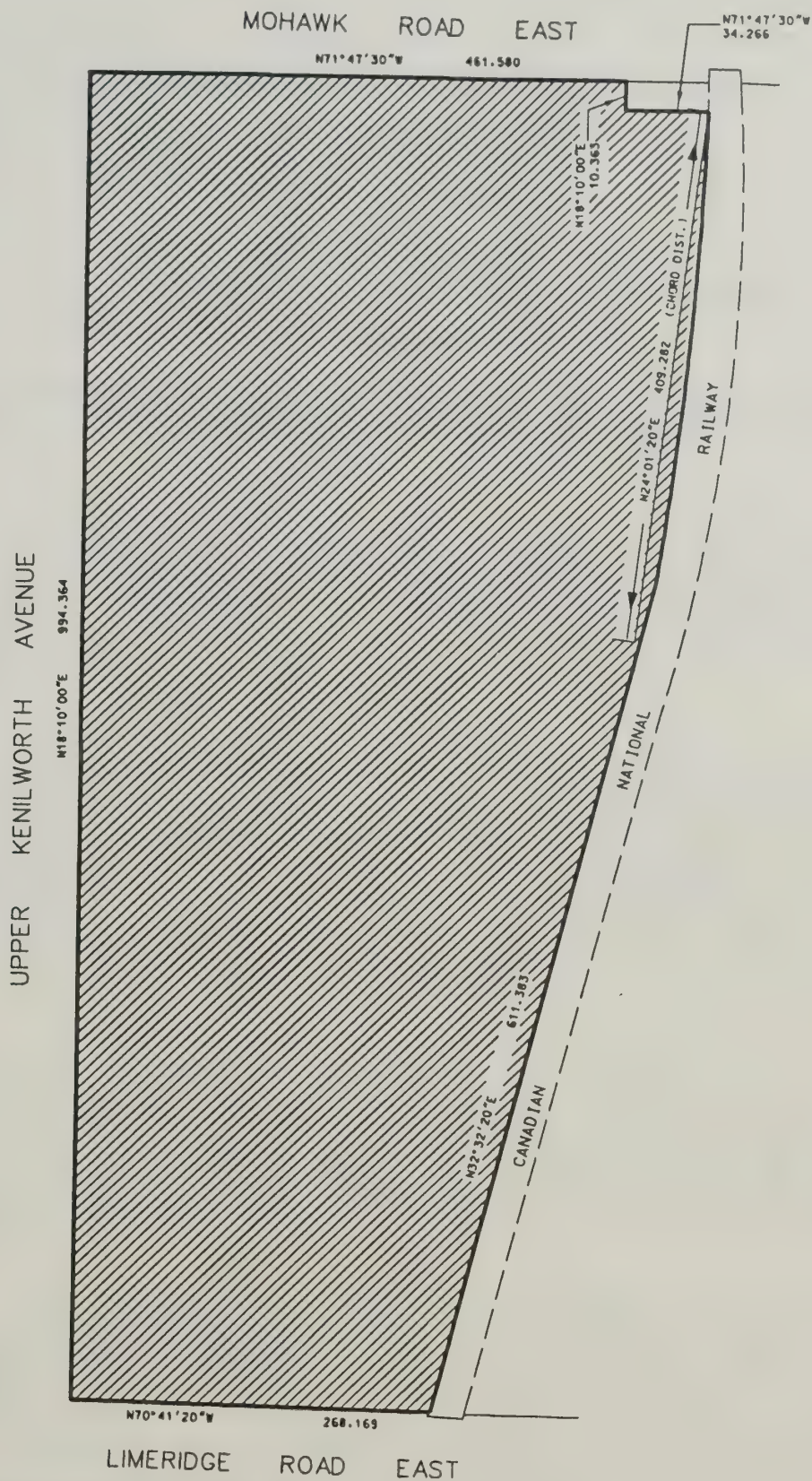
1. The "A" (Conservation, Open Space, Park and Recreation) District provisions, as contained in Section 7 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,
 - (a) Sections 18A(12) and (30) of By-law No. 6593, shall not apply to 567 required parking spaces within Mohawk Sports Park.
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "A" District provisions, subject to the special requirement referred to in section 1.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1290.
4. Sheets No. E-69 and E-69A of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1290.
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of November A.D. 1992.


City Clerk


Mayor





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-285
Passed the 24th day of November, 1992.

Clerk

Mayor

City of Hamilton
Schedule A
Map Forming Part of
By-Law No. 92-285
to Amend By-Law No. 6593
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-285

North



Scale
NOT TO SCALE

Date
OCTOBER, 1992

Reference File No.

CI-91-E

Drawn By

T.A.

The Corporation of the City of Hamilton

BY-LAW NO. 92-286

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 76-161

Respecting:

**LANDS LOCATED ON THE WEST SIDE OF BOW VALLEY DRIVE
AND SOUTH OF HIGHRIDGE AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 76-161 on the 25th day of May 1976 to change the zoning and establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "RT-20" District, in respect of the land located in the area north of Queenston Road between Lake Avenue and Grays Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 16th day of September 1976, (File No. R 762025);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 76-220 on the 27th day of July 1976 to amend By-law No. 76-161 by changing the identification number from "S-459" to "S-487", which by-law was also approved by the Ontario Municipal Board by Order dated the 16th day of September 1976, (File No. R 762025);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 10 of the 8th Report of the Planning and Development Committee at its meeting held on the 28th day of April 1992, recommended that Zoning By-law No. 6593, as amended by By-law No. 76-161, be further amended to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS the special condition relating to this rezoning, referred to in Section 10 of the 8th Report of the Planning and Development Committee adopted by City Council on the 28th day of April 1992, has been satisfied.

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982 and with the Official Plan as amended by Official Plan Amendment No. 110, proposed by the Council of The Corporation of the City of Hamilton as By-law No. 92-136, but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-124 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block 1; and
- (b) by changing from "AA" (Agricultural) District to "RT-20" (Townhouse - Maisonette) District, the land comprised in Block 2; and
- (c) by changing from "D" (Urban Protected Residential - One and Two-Family Dwellings, Townhouses, etc.) District to "RT-20" (Townhouse - Maisonette) District, the land comprised in Block 3,

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands referred to in section 1(a) are amended to the extent only of the special requirement that,

- (a) notwithstanding Sections 9(3)(ii) and 9(3)(iii) of By-law No. 6593, every building or structure, except a fence, shall be set back not less than 7.5 m from the "top of bank" along the west limit of Block 1.

3. The "RT-20" (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, applicable to the lands referred to in section 1(b) are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 10E(4)(b) of By-law No. 6593, every building or structure, except a fence, shall be set back not less than 7.5 m from the "top of bank" along the west limit of Block 2.

4. The "RT-20" (Townhouse - Maisonette) District provisions, as contained in Section 10E of Zoning By-law No. 6593, applicable to the lands comprised in Block 4, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

- (a) subsection 1. of Section 2. of By-law No. 76-161 is repealed and the following substituted therefor:

"1. Every building or structure, except a fence, shall be set back not less than 7.5 m from the top of bank extending along the west limit of Block 1."

5. In all other respects, By-law No. 76-161 is hereby confirmed, unchanged.

6. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District and "RT-20" District provisions, subject to the special requirements referred to in sections 2, 3 and 4.

7. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-487a.

8. Sheet No. E-124 of the District Maps is amended by marking the lands referred to in sections 1 (a), 1(b) and 4 of this by-law, S-487a.

9. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of November A.D. 1992.



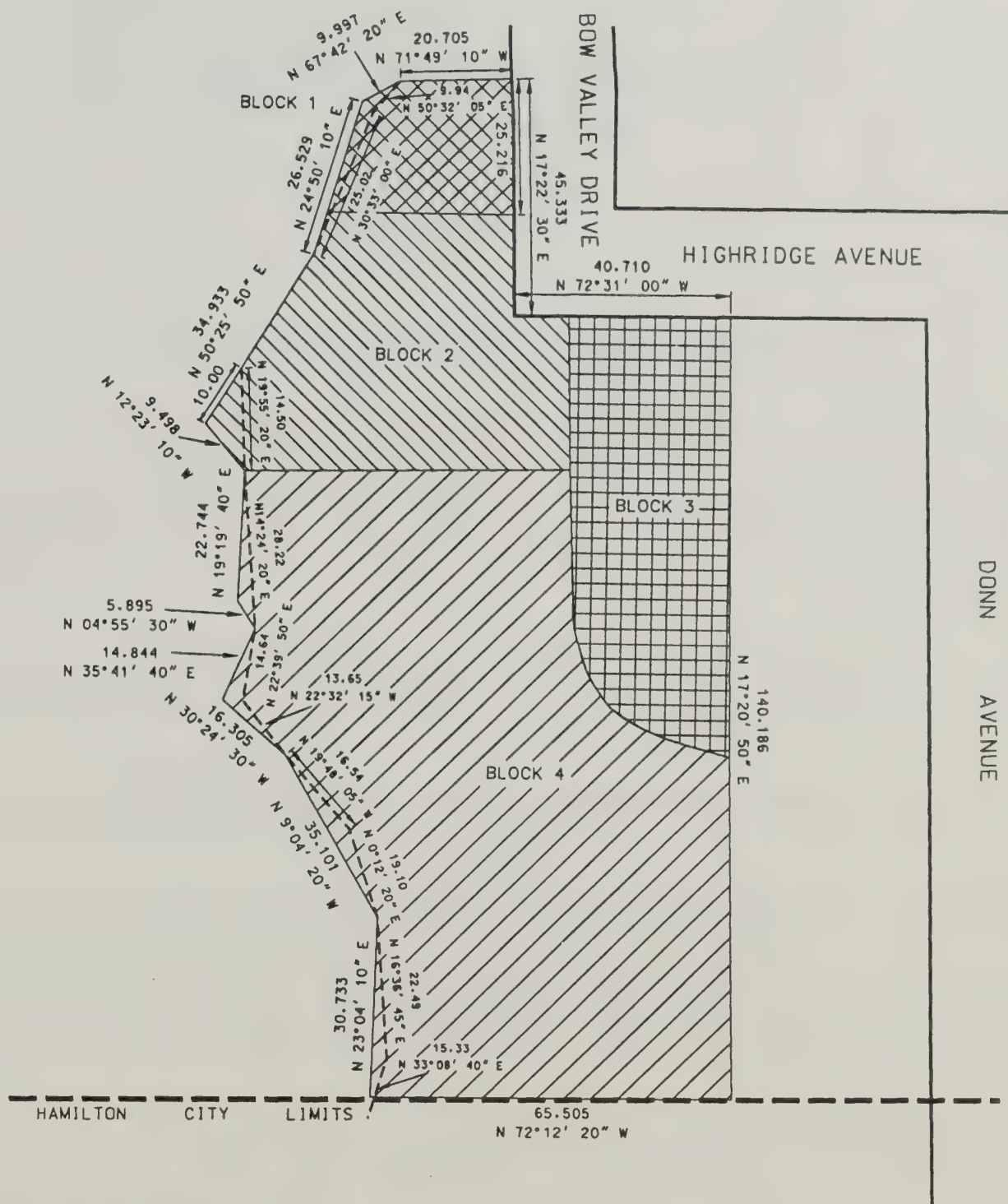
City Clerk



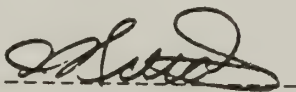
Mayor



(1992) 8 R.P.D.C. 10, April 28
Vedemo Construction Limited, Owner
Amended ZA-91-18



This is Schedule "A" to By-Law No. 92-286
Passed the 24th day of November, 1992.


Clerk


Mayor

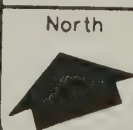
NOTE: All dimensions are in metres

City of Hamilton Schedule A Map Forming Part of By-Law No. 92-286

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend	
Change in zoning from:	
BLOCK 1	"AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, modified.
BLOCK 2	"AA" (Agricultural) District to "RT-20" (Townhouse-Maisonette) District, modified.
BLOCK 3	"D" (Urban Protected Residential - One and Two-Family Dwellings, Townhouses, etc.) District to "RT-20" (Townhouse-Maisonette) District.
BLOCK 4	Further modification to the "RT-20" (Townhouse-Maisonette) District.
----- Top of bank	



North

Scale
NOT TO SCALE

Reference File No.
ZA-91-18

Date
NOVEMBER, 1992

Drawn By
H.V.

The Corporation of the City of Hamilton

BY-LAW NO. 92-288

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED SOUTH-WEST OF UPPER PARADISE ROAD
AND RYMAL ROAD WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. W-37E and W-27E of the District Maps, appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "AA" (Agricultural) District to "A" (Conservation, Open Space, Park and Recreation) District, the land comprised in Block 1, and

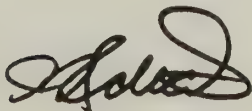
(b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of November

A.D. 1992.



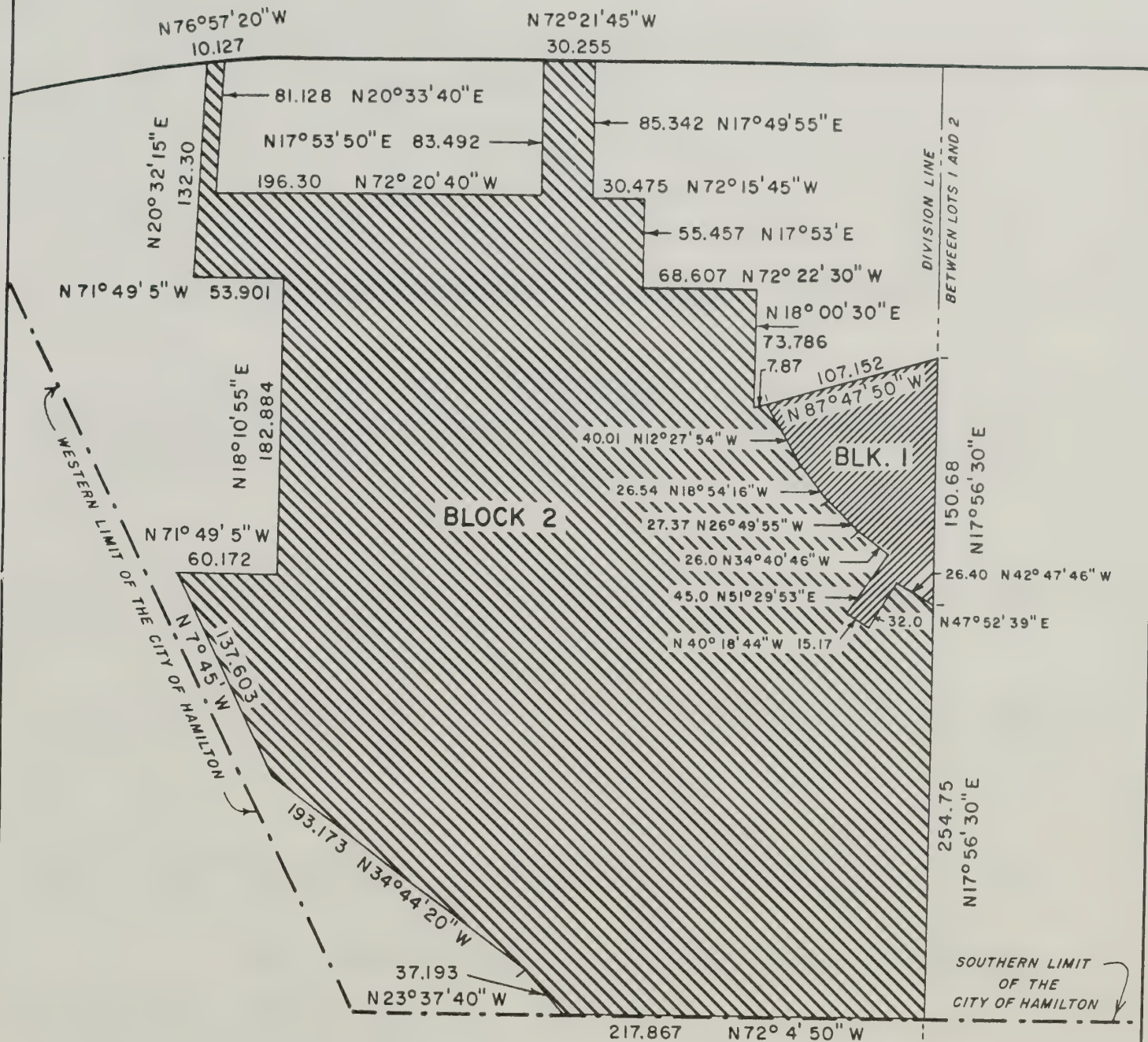
City Clerk



Mayor



RYMAL ROAD WEST



TOWNSHIP OF GLANBROOK

LOT 1

LOT 2

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-288.
Passed the 24th day of November, 1992.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton Schedule A

Map Forming Part of
By-Law No. 92-288...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from "AA" (Agricultural) District to:

- BLOCK 1 "A" (Conservation, Open Space, Park and Recreation) District.
- BLOCK 2 "C" (Urban Protected Residential, etc.) District.

North



Scale
NOT TO SCALE

Date
NOVEMBER 1992

Reference File No.
ZA 91 - 83

Drawn By
Z. K.

The Corporation of the City of Hamilton

BY-LAW NO. 92- 289

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 255 RYMAL ROAD EAST

WHEREAS it is intended to change the zoning of the land hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th day of November

A.D. 1992.

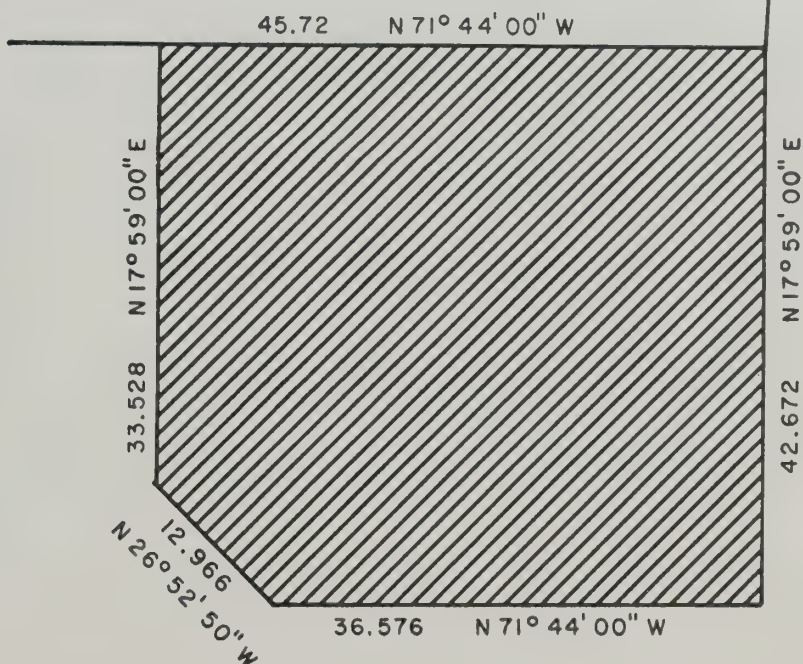


City Clerk



Mayor

BEDFORD STREET



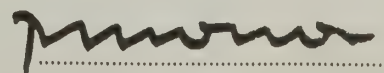
MASSENA DRIVE

RYMAL ROAD EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-289.
Passed the 24th day of November, 1992.


Clerk


Mayor

City of Hamilton
Schedule A

Map Forming Part of
By-Law No. 92-289...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to
"C" (Urban Protected Residential,
etc.) District.

North



Scale
NOT TO SCALE

Date
NOVEMBER 1992

Reference File No.
ZA 92-28

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 92-305

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 860 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the land hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 1; and
- (b) by changing from "C" (Urban Protected Residential, etc.) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District referred to in section 1 shall be subject to the special requirement that,

- (a) upon the applicant/owner applying for and receiving approval of a Site Plan,

the 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may proceed in accordance with the "C" District provisions, subject to the special requirements referred to in section 3 of this by-law.

3. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 1 and 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(1) of By-law No. 6593, the following uses shall be permitted:
 - (i) a dental office only on the first floor of the existing building and having a gross floor area of not more than 95.0 m² (1000 S.F.);

- (ii) one dwelling unit only on the second floor of the existing building;
- (iii) an unlighted name plate having an area of not more than 0.2 square metres attached to and, as nearly as practicable, flush with the wall of the dwelling;
- (b) a landscaped planting strip not less than 3.0 m in width shall be provided and maintained along the westerly lot line of Block 2 and a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the westerly lot line of Block 2;
- (c) a landscaped planting strip not less than 1.5 m in width shall be provided and maintained along the southerly lot lines of Blocks 1 and 2, and a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the southerly lot lines of Blocks 1 and 2;
- (d) a landscaped planting strip not less than 1.5 m in width shall be provided and maintained along the easterly lot line of Block 1, except for any area used for vehicular access;
- (e) notwithstanding Section 18A(1) of By-law No. 6593, not less than four (4) parking spaces shall be provided and maintained on the subject lands;
- (f) Section 18A(14) of By-law No. 6593 shall not apply.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1294.

6. Sheet No. E-18 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1294.

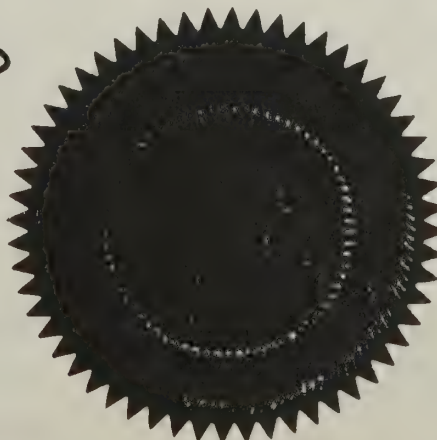
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 8th day of December

A.D. 1992.



City Clerk




Mayor

NORTH EAST CORNER
OF LOT 11 - CON. 6

MOHAWK ROAD EAST

8.23

215.11

C

AA

N 17° 30' E
14.33

BLK. 2

BLOCK 1

35.96 N 70° 57' W

35.96 N 70° 57' W

14.33
N 17° 30' E

UPPER WENTWORTH STREET

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-305.
Passed the 8th day of December, 1992.

Clerk

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 92-305...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

BLOCK 1



Change in zoning from:
"AA" (Agricultural) District to "C" - "H" (Urban Protected Residential, etc. - Holding) District, modified.

BLOCK 2



"C" (Urban Protected Residential, etc.) District to "C" - "H" (Urban Protected Residential, etc. - Holding) District, modified.

North



Scale
NOT TO SCALE

Date
NOVEMBER 1992

Reference File No.
ZA 92 - 22

Drawn By
Z. K.

The Corporation of the City of Hamilton

BY-LAW NO. 92- 307

To Amend:

Zoning By-law No. 6593
As Amended by By-law No. 90-286

Respecting:

LAND LOCATED AT MUNICIPAL NO. 79 RYMAL ROAD WEST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 90-286 on the 9th day of October 1990 to change the zoning and establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located at Municipal No. 79 Rymal Road West, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board in its Disposition and Order dated the 30th day of October 1992 directed that By-law No. 90-286 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Clause (a) of Section 2 of By-law No. 90-286, passed on the 9th day of October 1990, is amended by deleting the words "than 1.2 m and not more" in the second line thereof.

2. Section 2 of the said by-law is further amended by adding the following clauses thereto:

"(b) a minimum 3.0 m wide landscaped strip shall be provided and maintained along the westerly lot line, except for any area used for vehicular access; and

(c) a landscaped planting strip not less than 1.2 m in width and a visual barrier of not less than 2.0 m in height shall be provided and maintained along the easterly property line where it adjoins a residential district except that no visual barrier shall be situated less than 3.0 m in distance from the front lot line."

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2 of this by-law and section 2 of By-law No. 90-286.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1169a.

4. Sheets No. W-9D and W-9E of the District Maps are amended by marking the lands referred to in section 1 of By-law No. 90-286, S-1169a.

5. In all other respects, By-law No. 90-286 is hereby confirmed, unchanged.

PASSED this 8th day of December A.D. 1992.



City Clerk



Mayor



(1990) 7 R.P.D.C. 6, March 27
Ontario Municipal Board
Disposition and Order dated
October 30, 1992
Walter Vucetich, Owner
ZA-90-11

The Corporation of the City of Hamilton

BY-LAW NO. 92-308

To Amend:

Zoning By-law No. 6593
and To Repeal By-laws No. 79-152 and 84-228

Respecting:

LAND LOCATED AT MUNICIPAL NO. 217 CANNON STREET EAST

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 79-152 on the 8th day of May 1979 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "H" District, in respect of the land located at the north-west corner of Cannon Street East and Wellington Street North, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 3rd day of July 1979, (File No. R 792231);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 84-228 on the 30th day of October 1984 to amend By-law No. 79-152, which amending by-law came into force on the day it was passed in accordance with Section 34(19) of the Planning Act, 1983, S.O. 1983, Chapter 1;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 12 of the 19th Report of the Planning and Development Committee at its meeting held on the 10th day of November 1992, recommended that Zoning By-law No. 6593 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, and that By-law No. 79-152 and By-law No. 84-228 be repealed in their entirety;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 79-152 and By-law No. 84-228 are hereby repealed in their entirety.

2. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 14.(1) of By-law No. 6593, the following commercial uses shall be permitted:

- (i) a coin-operated manual car wash having not more than four (4) bays; and
- (ii) a mechanical car wash;
- (b) notwithstanding Section 18.(3)(ivc)(a) of By-law No. 6593, every building and structure shall be distant at least 4.5 m (14.76 feet) from the boundary of a residential district;
- (c) a landscaped planting strip not less than 1.5 m in width shall be provided and maintained along the southerly and easterly lot lines, except for any area used for vehicular access;
- (d) a landscaped planting strip not less than 3.0 m in width shall be provided and maintained along the northerly lot line;
- (e) a visual/acoustical barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the northerly lot line;
- (f) a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the westerly lot line.

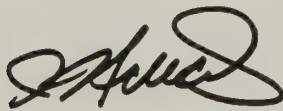
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1292.

5. Sheet No. E-4 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1292.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

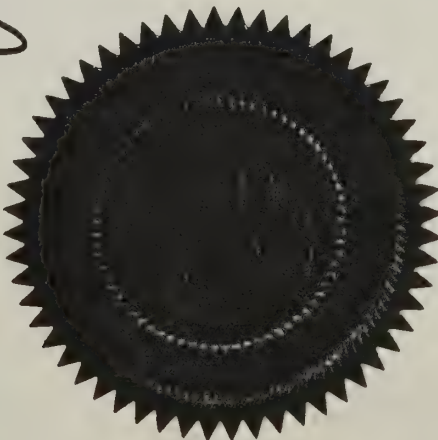
PASSED this 8th day of December A.D. 1992.

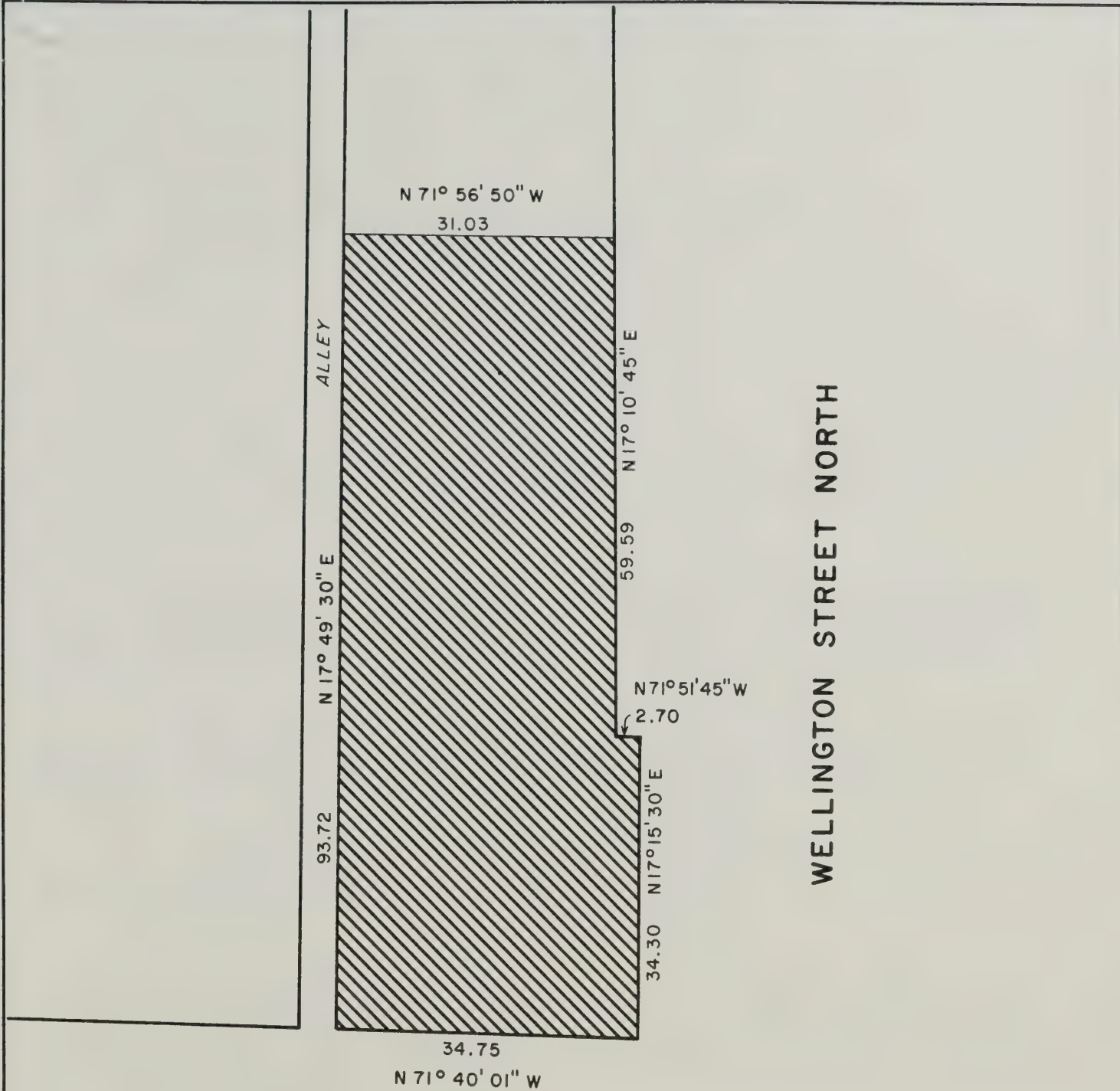


City Clerk



Mayor





CANNON STREET EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-308
Passed the 8th day of December, 1992.


Clerk


Mayor

City of Hamilton
Schedule A
Map Forming Part of
By-Law No. 92-308
to Amend By-Law No. 6593
Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-308

North 	Scale NOT TO SCALE	Reference File No. ZA 92-36
	Date NOVEMBER 1992	Drawn By Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 92-309

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1123, 1131
AND 1135 STONE CHURCH ROAD EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "M-13" (Prestige Industrial) District provisions, as contained in Section 17E of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 17E(1)(c) of By-law No. 6593, a restaurant and caterer including banquet facilities shall be permitted;
- (b) notwithstanding Section 17E(1)(e) of By-law No. 6593, an accessory dwelling unit which is incidental to the permitted restaurant use and located within the same building, shall be permitted;
- (c) Section 4.(3)(a) of By-law No. 6593, shall not apply to the two existing single-family dwellings, known municipally as Nos. 1131 and 1135 Stone Church Road East.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "M-13" District provisions, subject to the special requirements referred to in section 1.

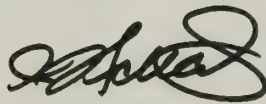
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1293.

4. Sheet No. E-59C of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1293.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 8th day of December

A.D. 1992.



City Clerk

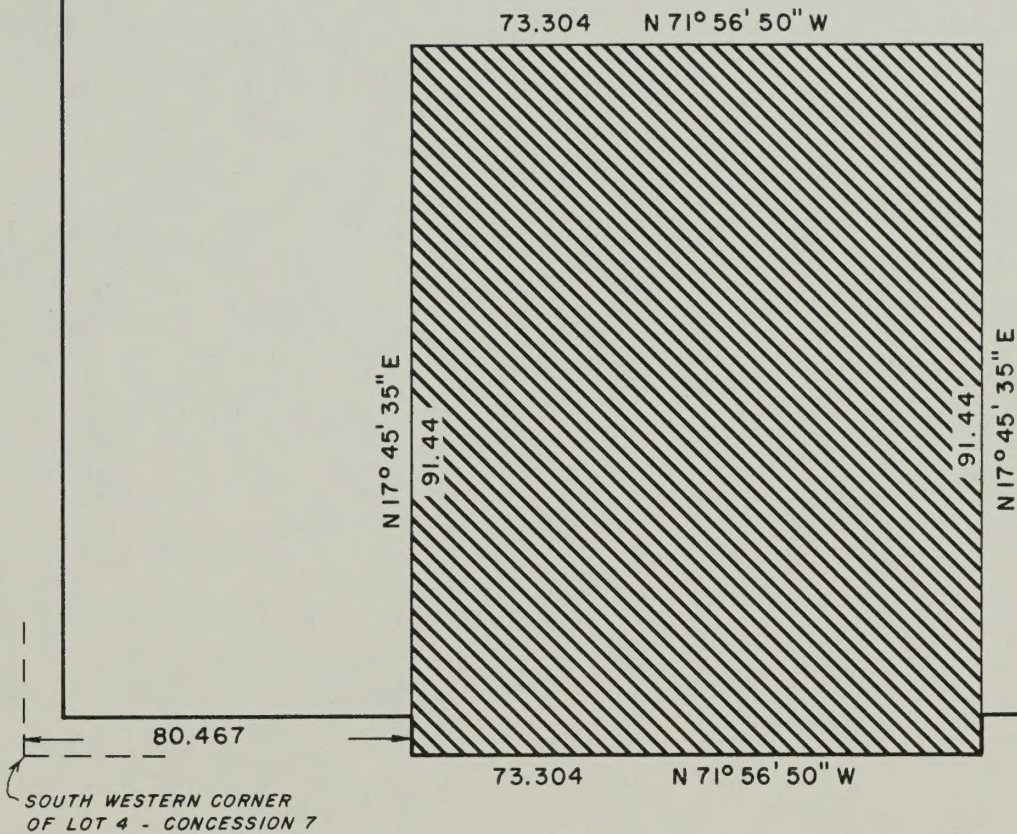


Mayor



(1992) 19 R.P.D.C. 13, November 10
Mr. Chin Shee Shing and
Mrs. Chin Nor Fai, Owners
Amended ZA-92-17

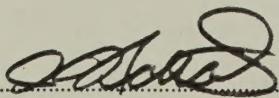
UPPER OTTAWA STREET



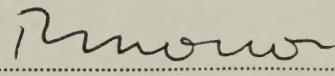
STONE CHURCH ROAD EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 92-309
Passed the 8th day of December, 1992.



Clerk



Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 92-309...

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 92-309...

North



Scale
NOT TO SCALE

Date
NOVEMBER 1992

Reference File No.
ZA 92-17

Drawn By
Z.K.

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30072	BLUE/BLEU	BU3007
30074	GREY/GRIS	BD3007
30075	GREEN/VERT	BP3007
30078	RED/ROUGE	BF3007

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